

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00695/FP	Replace existing entrance door and erection of sign to existing hanging bracket.	50 High Street Baldock Hertfordshire SG7 6BJ

Submitted Plan Nos

DFD-44-300 DFD-44-301

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP4 Town Centres, Local Centres and Community Shops
Policy SP9 Sustainable design
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D3 Protecting living conditions
Policy HE1 Designated heritage assets

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan**

Policy G3 Creating well-designed places
Policy G4 Sustainable design
Policy G5 Baldock Conservation Area

1.4 **NHC Shopfront Design Guide for Baldock**

2.0 **Relevant Site History**

2.1. Concurrent listed building consent application – 25/00694/LBC

3.0 **Representations**

Press, Site Notice and Neighbour – None received.
Baldock, Bygrave & Clothall – None received.
NHC Conservation Officer – No objection.
HCC Highways – No objection subject to informatives.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the west side of the High Street within the town centre and comprises of a grade II listed building within the Baldock Conservation Area. Properties either side are also listed buildings.

4.1.2 The application site is within the settlement boundary for Baldock where development is generally accepted subject to policy requirements.

4.1. **Proposal**

4.1-1. Planning permission is sought to replace an existing entrance door and the erection of sign to an existing hanging bracket.

4.1.2 The application is accompanied by a Design and Access Statement and a Heritage Statement.

4.2. **Key Issues**

4.2.1 The key issues for consideration are as follows:

- The impact of the development upon the designated heritage assets including the Baldock Conservation Area and Grade II listing.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

4.2.2 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*

4.2.3 The proposed replacement door would feature a hardwood design with a white painted finish and single glazed panel reflective of the existing shopfront by incorporating a short solid panel to match the height of the existing plinth/stall raiser.

4.2.4 The proposed hanging sign would be installed on an existing bracket located above the existing fascia sign and would be non-illuminated.

4.2.5 The existing fascia sign would be replaced with a similar fascia sign reflective of the existing in painted aluminium with the addition of raised individual white lettering. The existing trough sign would be retained and repainted to match the new signage.

4.2.6 The signage, colour and font type are considered respectful of the host building’s special character and acceptable. I am therefore satisfied that the development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Design and Appearance:

- 4.2.7 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.2.8 Policy D1 of the Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.2.9 The proposed scale and design of the replacement door and new signage is considered acceptable, and I am therefore satisfied that the development complies with Policy D1 the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.2.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D3 of the Local Plan.
- 4.2.11 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.2.12 The proposed development would not impact on existing residential amenity. I am therefore satisfied that the development complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.2.13 No objection has been received from Highways and therefore I am satisfied that there would be no impact to highways safety as a result of the proposed development.

Environmental Implications:

- 4.2.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Hertfordshire Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.2.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and I am therefore satisfied that the proposal would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

4.2.16 This application is exempt from BNG legislation as defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.3 **Conclusion**

4.3.1 The proposed development is considered acceptable and complies with Policies SP1, SP4, SP9, SP13, D1, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12 and 16 of the NPPF 2024.

4.4. **Alternative Options**

4.4.1 N/A

4.5. **Pre-Commencement Conditions**

4.5.1. N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 August 2025	