

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00989/LBC	Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as revision of previous Listed Building Consent 24/01624/LBC granted 26.02.2025)	94 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

610.05 610.01 610.02 610.10 610.11 610.12

1.0 Policies

HE1 Designated heritage assets

2.0 **Site History**

2.1 **01/00108/1LB** - Internal alterations to provide first floor WC **CP 21.0.3.2001**

24/01624/LBC - Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as amended by plan no. 07).
CCON 26.02.25

24/01623/FP - Change of use of existing showroom/workshop to form one 3-bed dwelling (as amended by plan no. 07).
CP 26.02.2025

25/00992/NMA - Amendment to incorporate panel of patent glazing in front roof slope, replacing existing patent glazing in rear roof slope with two conservation type triple-glazed rooflights and minor internal alterations including repositioning of WC (as non-material amendment to planning permission 24/01623/FP granted on 26.02.2025).
AGR 01.05.2025

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **212** (*great weight should be given to the asset's conservation*),
- ☐ **213** (*clear and convincing justification*), and
- ☐ **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Natural, Historic and Built Environment Advisory Team** – No comment.

Press and site notices – No representations received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 No.94 Tilehouse Street is a two-storey shop and showroom premises located on the north side of Tilehouse Street between Bucklersbury and Sun Street. The building is grade II listed and is located within the Hitchin Conservation Area and Secondary Shopping Frontage. Both the building and the area are designated heritage assets for the purpose of applying the aims of Section 16 of the NPPF and the list entry reads as follows:

C19 stucco front, Welsh slated roof. 2 storeys, C19 shop window, 3 first floor lattice casement windows with painted arched lights. Included for group value.

Nos 94 to 96 (consec) form a group.

5.2 **Proposal**

- 5.2.1 The proposal is ***'Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as revision of previous Listed Building Consent 24/01624/LBC granted 26.02.2025)'***.
- 5.2.2 This application is the accompanying listed building consent application to an identical proposal submitted as a minor amendment to planning permission reference 24/01623/FP to incorporate a panel of patent glazing in front roof slope, replacing existing patent glazing in rear roof slope with two conservation type triple-glazed rooflights and minor internal alterations including repositioning of WC (application ref: 25/00992/NMA)

5.3 **Key Issues**

- 5.3.1 The key issues for consideration are the impacts that the proposal would have on the listed building's special character and the character or appearance of the Hitchin Conservation Area.
- 5.3.2 As mentioned above, Paragraph 210 of the NPPF says LPA's should take account of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*. In this case, the proposals do not make any significant changes to the external or internal historic character of the building and a residential use is likely to secure its long-term future. The applicant has made concessions which mean that the proposals will result in minimal interventions to the listed building from those that were originally proposed.
- 5.3.3 There are two matters under 'Construction Notes' on drawing no.12 which are worth further comment. Firstly, the additional works include proposed walls and roof insulation works applying 83mm insulation back plasterboard and skimming internally. There is currently painted brickwork and plaster finishes internally, together with some exposed framing. Whilst the proposal would result in 'flat' consistent finishes throughout, the existing finishes are not considered so important as to require their retention as is. Having said that where exposed framing exists this should ideally be left exposed. Secondly, the notes refer to a 'Vent Axia Sentinel Kinetic Heat Recovery Unit' but goes

on to say that details of the heat recovery system are to be agreed with the local planning authority prior to installation. This is like the approach adopted with the previously consented scheme.

- 5.3.4 Overall it is considered that the development will have a neutral impact on the significance and historic character of the listed building and that no harm is occasioned to heritage assets and in turn no public benefits are required to be demonstrated (as normally required by paragraph 215 of the Framework if less than substantial harm is identified).

5.4 **Conclusion**

- 5.4.1 It is considered that the proposal will not occasion harm either to the listed building or to the character or appearance of the Hitchin Conservation Area and is acceptable. The proposal therefore satisfies the provisions of Sections 16(2) & 72(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

5.5 **Alternative Options**

- 5.5.1 None applicable

5.6 **Pre-Commencement Conditions**

- 5.6.1 I can confirm that the applicant agrees with the pre-commencement conditions that are proposed.

6.0 **Recommendation**

- 6.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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.

3. The new rear windows shall be flush, timber casements unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

4. Prior to installation, details of the replacement rear roof lights shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof lights shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Prior to installation, full details of the whole house heat recovery ventilation system shall be submitted and approved in writing by the Local Planning Authority. Thereafter the whole house heat recovery ventilation system shall be implemented in accordance with the approved details and installed prior to the occupation of the dwelling.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure suitable living conditions for the occupier of the new dwelling.

6. Notwithstanding the reference to the installation of 83mm insulation backed plasterboard to walls in the 'Construction Notes' on approved drawing no.12, where there is existing exposed framing forming part of the external walls this shall remain exposed internally with the plaster finish chamfered back to the framing unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the listed building's special character under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 June 2025	