

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01422/LBC	Installation of rear access gates following demolition of existing section of listed wall. (Development already carried out).	68 Queen Street Hitchin Hertfordshire SG4 9TS

Submitted Plan Nos

Location Plan 1025-02 DP-1025-01-Rev-B

1.0 Policies

HE1	Designated heritage assets
SP13	Historic environment
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent occupiers: No responses received

3.2 Conservation officer: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 68 is a terraced two storey property located on the west side of Queen Street. The main house fronts Queen Street forming a terrace with two other similar designed dwellings built in 1875. The property has a long rear garden, the northern and western boundary of which adjoins the Jill Grey Place housing development. The property is Grade II listed as part of a group of terraced stepped houses. The site is also within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 The applicant seeks retrospective planning permission for the formation of a vehicular access and parking area and erection of timber entrance gates at the rear of the property at 68 Queen Street, Hitchin

4.3 **Key Issues**

4.3.1 Impact on heritage assets

4.3.2 The application is supported by a heritage statement (HS) that describes the site and surrounding heritage assets and describes their significance as required by the Framework.

4.3.3 In this case, the main assets are the Grade II group of terraced houses, the Hitchin Conservation area and No. 69 as a non designated asset building of local interest

4.3.4 The development is confined to a small area at the rear of No. 68 and the general form and character of No. 68 has not changed and the internal and external appearance of the dwelling is not be affected.

4.3.5 The HS describes the impact of the development on the heritage assets as follows:

'..The only alteration has been the removal of small section of the historic garden wall at the far western end of the curtilage of the property which lies adjacent to the Jill Grey development constructed in late 1989 / early 1990's. Apart from the removal of a short section of garden wall, the property retains its historic fabric so that it is still possible to understand the appearance and function of the building and its curtilage throughout its history. The listed elements as described in the official listing description are not affected by the development. The vast majority of the original garden wall remains and with the inserted gates the property maintains its domestic garden and its enclosed, secluded character at its western end. The inserted timber gates are traditionally constructed with vertical boarding braced on the internal elevation with black painted ironmongery. The design is appropriate for this conservation area setting and in keeping with the boundary treatment in the immediate vicinity which includes brick walls and vertical timber fencing and gates. The driveway is of block pavers a traditional form of hardsurfacing material appropriate for use in Conservation Areas. The gates open inwards into the site thus not encroaching onto the shared turning space to the north or obstructing access to adjacent property. The development is located off a private drive and turning area to the adjacent Jill Grey Place development to which there is no public access or right of way. Accordingly, the development has no impact on the public realm or the wider character and appearance of the Hitchin Conservation Area.'

The development, by reason of its small scale, appropriate materials and discreet location is considered to have a neutral impact on the setting of the Grade II listed building and the Hitchin Conservation Area as a whole and does not conflict with the affected heritage asset's conservation or Policy HE1 ('Designated heritage assets') and Policy HE3 ('Non-designated heritage assets') of the North Herts Local Plan 2011 – 2031

- 4.3.6 I would agree in general terms with the summary of the HS and that the development could be assessed as having a neutral impact on the setting and significance of the heritage assets affected.
- 4.3.7 The structural integrity of the garden wall appears sound as a result of the works and with matching materials where making good was required the historic character of the wall is preserved.
- 4.3.8 It is considered that the development has no material impact on the historic character of the host building or on the setting or significance of the surrounding heritage assets. As such the development can be considered to comply with Policies SP13 and HE1 of the Local Plan and Section 16 of the Framework.

4.4 **Conclusion**

- 4.4.1 The development is acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 July 2025	