

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02388/LBC	Minor changes to window arrangements of approved application 23/02192/LBC.	20 High Street Baldock Hertfordshire SG7 6AX

Submitted Plan Nos

Location Plan 2075-01N 2075-02E 2075-03H

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The relevant planning history for this site can be found on file or is listed under Section 3 of the submitted Heritage Statement. Of relevance are the following:

23/02191/FP - Temporary change of use until 31/12/25 (the time limit approved in applications 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (as a variation to application 22/00927/FP and with amended drawing no. 2075-03G received on 28/11/23).

CP 14.12.2023

23/02192/LBC - Temporary change of use until 31/12/25 (the time limit approved in application 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (as a variation to application 22/00928/LBC and with amended drawing no. 2075-03G received on 28/11/23).

CCON 14.12.2023

22/00927/FP - Temporary change of use for three years of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 ensuite rooms and ancillary facilities, with internal and external alterations.

CP 05.12.2022

22/00928/LBC - Internal and external alterations to facilitate the temporary change of use of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 en-suite rooms and ancillary facilities.

CCON 14.12.2022

20/00957/FP - Change of use from hotel and restaurant (C1 and A3 use class) to one retail shop (A1 use class) and 14 residential apartments (C3 use class) including internal and external alterations (as amended by plan received 11-06-2020)

CP 01.12.2020

20/00958/LBC - Internal and external alterations to facilitate the change of use from hotel and restaurant (C1 and A3 use class) to one retail shop (A1 use class) and 14 residential apartments (C3 use class).

CCON 01.12.2020

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:

- **200** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **203** (desirability of new development making a positive contribution to local character and distinctiveness),
- **205** (great weight should be given to the asset's conservation),
- **206** (clear and convincing justification), and
- **208** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – No comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Templars is a detached, two storey building located on the west side of the High Street which has a range of accommodation extending rearward and an open side access passageway leading to a courtyard area at the rear. It is located fairly centrally within the High Street, with a wide pavement area in front of the building. The building is a grade II listed building and is located within the Baldock Conservation Area. Both the building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

Early C19 front. Stucco, old tiled roof behind parapet and cornice. 2 storeys, rusticated ground floor, first floor band and 3 sash windows, 1 triple light, all with glazing bars. C19 shop bay window, altered, and segmentally arched shop window on left.

The Council Buildings, Nos 6, 6A, 8, 10, 10A, 12, 14, 14A, 14B, 14C, 16, 20, 24, 24A, 26, 32 to 42 (even), Gateway and Wall in front of Wynne's Almshouses. Nos 46, 46A and 48 to 52 (even) form a group.

5.2 **Proposal**

5.2.1 The proposal was originally described and advertised as ***'Minor changes to window arrangements of approved application 23/02192/LBC'***.

5.3 **Key Issues**

5.3.1 The key issue here is to consider the impact of this proposal on this grade II listed building's special character and upon the character and appearance of the Baldock Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and

Conservation Areas) Act 1990, the following should be noted: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".*

5.3.2 At 4.1 of the Heritage Statement it states:

The proposed development comprises minor changes to the previously approved works. These minor changes comprise altered position of one window to north side elevation (still as 8 new windows to this side elevation), increase width of one high level window to rear elevation and, change from patio doors to windows to south side elevation.

However, having compared the previously approved scheme with the current scheme the following may be considered a more accurate account:

- **Proposed side (north) elevation** – At ground floor, omit 6-over-6 sliding sash to the right-hand side of chimney stack, install 2no. 6-over-6 vertically sliding sash windows at ground floor to brick faced section instead of a single, central window and reposition 6-over-6 sash to the right of brick-faced section.
- **Proposed side (south) addition** – At ground floor, omit 2no. glazed screens incorporating central door and instead install 2no. 6-over-6 vertically sliding sash windows.
- **Proposed rear elevation** – At ground floor, increase width of one high level window.

5.3.3 At 4.2 of the Heritage Statement the works are justified as follows:

The reason for these minor alterations to the approved scheme is the re positioned side window is moved away from the chimney for practical construction purposes. To instead be moved to the right into the brickwork section of this side elevation. The widened window to rear elevation is for increased light to this rear bedroom. The former approved patio doors are not needed to the south side elevation, with only smaller suitable windows being required here.

5.4 **Alternative Options**

5.4.1 None applicable.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposed alterations will not harm the listed building's special character or harm the character or appearance of the Baldock Conservation Area, thereby, satisfying the provisions of Section 16(2) and 72(1) 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.

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 listed building consent.

3. All new windows and doors shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. All new windows shall be manufactured without trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. In addition, window joinery section details for all new windows at a metric scale shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the new windows.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. New windows W15 and W16 together with repositioned windows W17 and W18 on the north (side) elevation and 2no. new ground floor windows on the south (side) elevation as indicated on drawing no. 2075-01 Rev N shall be 6-over-6 vertical sliding sash windows unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16(1) of

the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 December 2024	