

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01723/FPH

Date: 20/01/2025

Planning Officer: MT

Address: 22 The Avenue, Hitchin, Hertfordshire SG4 9RL

Subject: Installation of front gates, stabilised gravel driveway and soft landscaping.

1.0 Recommendation

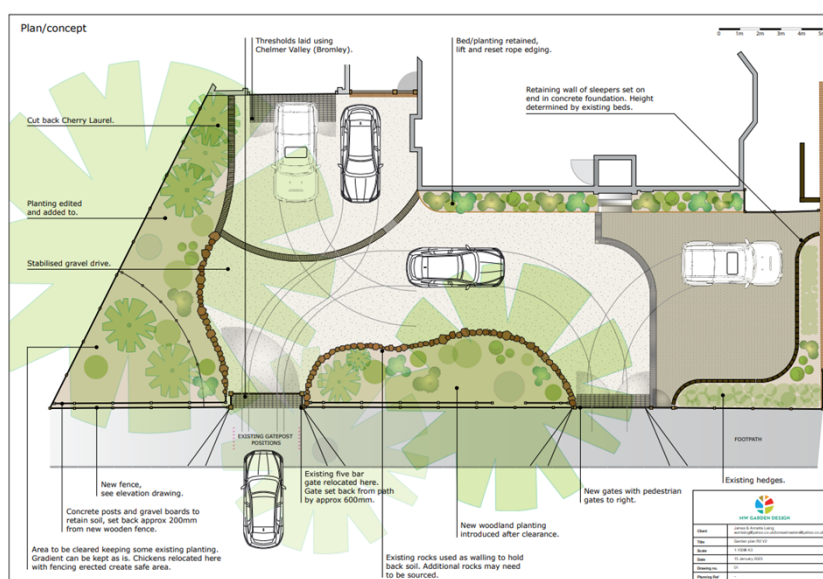
1.1 I consider my response to be proportionate to the type of proposal. In determining applications, great weight should be given to the conservation of Designated Heritage Assets (para 212, NPPF) and any harm to, or loss of, the significance of a designated heritage asset from development within its setting requires clear and convincing justification (para 213, NPPF).

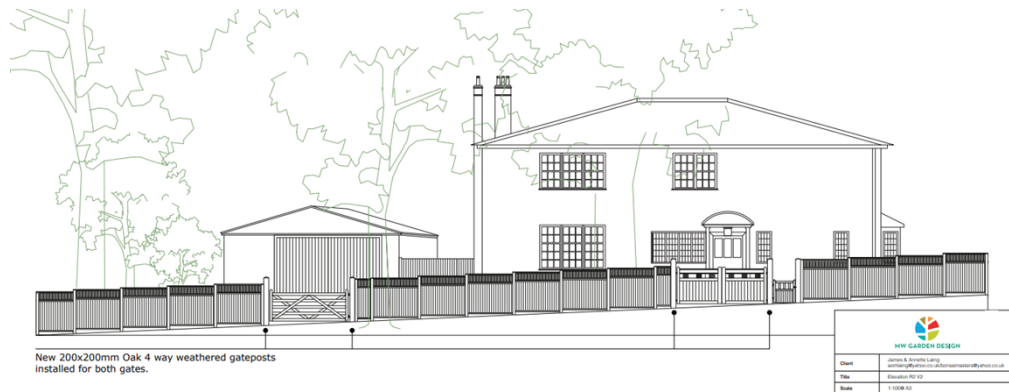
1.2 The submitted Design and Access Statement says:

The main changes are reinstating an old access for cars into the property. This will help to ensure cars are not reversing out onto the road and enhancing safety when entering and exiting the property. A like for like gravel will be used on the driveway to what is already in use. The use of gravel as a permeable material will contribute to sustainable drainage and reduce the risk of surface water flooding,

The proposed changes to the driveway are designed to enhance the practical use, safety, and aesthetic appeal of the property. Careful consideration has been given to materials, accessibility, and environmental impact, ensuring the modifications align with local planning guidelines and contribute positively to the surrounding area.

1.3 It is considered that the proposal will not harm the Hitchin Conservation Area or harm the Article 4 Direction area of which this property forms part. The proposal therefore satisfies the provisions of Section 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is therefore **UNOBJECTIONABLE** in heritage terms.





2.0 The Local Plan and NPPF (Dec 2024)

2.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are following paragraphs of the NPPF are relevant in the consideration of these cases:

- **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*).

Mark Simmons
Senior Conservation Officer