

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00094/FP	Replace existing pitched roof to front facade.	25 High Street Hitchin Hertfordshire SG5 1AT

Submitted Plan Nos

1706 200 1706 201A 1706 202A 1706 205 1706 206

1.0 Policies

D1 Sustainable design

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent occupiers: No response

3.2 Conservation officer: No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Commercial premises on the east side of High Street in the Conservation Area.

4.2 **Proposal**

Replace existing pitched roof to front facade.

4.3 **Key Issues**

4.3.1 This is a minor proposal to replace an existing pitched roof with traditional materials.
The

conservation officer raises no objections. The proposals will have no adverse impact on the heritage assets involved – i.e. the building and the Conservation area, in fact it is likely that there will be an enhancement. The proposals would comply with Policy HE1 of the Local Plan.

As a result of its minor scale the development will have no significant impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 March 2025	