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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Intouch Planning Ltd
4 Ennismore Close
Letchworth Garden City
SG6 2SU
United Kingdom

Applicant:

Mr Wilsher

PARTICULARS OF DEVELOPMENT

Application: 25/00173/LBC

Proposal: Retention of replacement windows to first floor of front elevation and ground floor of side elevation.

Location: Coach Yard, 2 Hitchin Street, Baldock, Hertfordshire, SG7 6AE

Plan Nos: Location Plan

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council has made a **SPLIT DECISION** for the development proposed by you in your application received with sufficient particulars on 17 February 2025.

DEVELOPMENT A - APPROVED

1. That Listed Building Consent be GRANTED for Development A - Retain windows numbered 5, 6 and 7 at first floor on the front elevation and 2no. ground floor windows on the side elevation.

DEVELOPMENT B - REFUSED

That Listed Building Consent be REFUSED for Development B - Retain windows 1-4 (incl.) at first floor on the front elevation.

Reason for Refusal

Great weight has been given to this building's conservation (para 212, NPPF). The Old George and Dragon Hotel, 2 Hitchin Street, Baldock is a grade II listed building located in the Baldock Conservation Area. The building is described as having an early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings and with a modern wing to left and the building forms a group with nos. 2 to 16 (even) Hitchin Street. The modern wing is the part of the building affected and which is now Flats 1-6 Coach Yard. Although the pane subdivision (6-pane), method of opening (side-hung casements), material (timber) and external finish (white-painted) are all acceptable, by reason of the glazing bar profile/section, windows 1 -4 (incl.) at first floor on the front elevation harm both the listed building's special character and the appearance of the Baldock Conservation Area. Windows 1 - 4 (incl.) fail to satisfy the provisions of Sections 16(2) & 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. The extent of harm is considered low on the less than substantial harm continuum. There are no public benefits to outweigh the degree of harm identified and the building also has an optimum viable use.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 17 April 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website: www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 Under the provisions of section 8(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, demolition of a building or part of a building that is listed by the Secretary of State as being of Special Architectural or Historic Interest may not be undertaken until notice of the intention has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.
- 6 The District Council and County Highway Authority wish to ensure that, in the

implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.