DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00525/LBC	Internal and external alterations including the demolition of existing steel stair/gantry and single storey side extension, to facilitate resizing of existing commercial space and part conversion of Hotel/Public House to 5no. residential units. (Amended plans received 30/05/18 and 10/09/18).	8 Whitehorse Street Baldock Hertfordshire SG7 6QN

Submitted Plan Nos
EW-1705-200D EW-1705-100B EW-1705-101B EW-1705-102B EW-1705-103B EW-1705-110A EW-1705-111A EW-1705-112A EW-1705-201E EW-1705-202E EW-1705-203D EW-1705-210E EW-1705-211E EW-1705-212D EW-1705-001A 215 301A 302A 303A

1.0 Policies

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 There is an extensive planning history for this site. Of relevance is application 16/02986/1LB for the part change of use of the building retaining the public house & restaurant at ground floor with the conversion to flats above which was withdrawn, and pre-app 17/01282/1PRE for the conversion of the building into one retail unit and 6 flats.

3.0 Representations

3.1 The application was advertised with site and press notices.

3.2 Conservation Officer – no objection subject to conditions.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is an unused public house with hotel above situated on the south side of Whitehorse Street, close to the junction with the High Street. The buildings fronts onto the back edge of the pavement, and has driveway to the south-west side, which gives access to the rear yard area. The building is part two storey and part three storey in height and is a listed building. There are photos in Anite.

4.2 **Proposal**

4.2.1 Internal and external alterations including the demolition of existing steel stair/gantry and single storey side extension, to facilitate resizing of existing commercial space and part conversion of Hotel/Public House to 5no. residential units.

4.3 **Key Issues**

4.3.1 This application has been the subject of extensive negotiation between the Conservation Officer and the Environmental Heath Officer. Mr Simmons is happy with the proposed scheme (subject to conditions) and concludes:

*"Subject to conditions, I consider that the proposal would not occasion harm to the listed building or to the character or appearance of the Baldock Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the scheme would satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would satisfy the aims of Policy HE1 North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016) and the aims of Section 16 of the NPPF".*

4.4 **Conclusion**

4.4.1 No objection. Grant conditional listed building consent.

5.0 **Recommendation**

5.1 Grant conditional listed building consent 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. Full joinery details of all new windows / glazed doors / fanlights shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the listed building's special character.

3. Notwithstanding the approved drawings, further details at 1:5 or 1:10 scale of the proposed porch canopy at the entrance to Flats 1-5 (incl.) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the listed building's special character.

4. Details of new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the listed building's special character.

5. Details of the acoustic/fire floor separation system between the commercial/residential and between residential/residential shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the listed building's special character.

6. Details of the following:

   i) Design, colour and position on elevation (number to be in accordance with the minimum required to satisfy Building Regulations), of the cast iron grilles to be used in conjunction with the Rytons Acoustic Airliner Set; and
   ii) Type of roof vent to be used also in conjunction with the Rytons Acoustic Airliner Set

   shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the listed building's special character.

Informative/s:

1. Listed Building Consent will be required for any internal and external works for the commercial unit as no facilities / detail are shown for this unit within this application.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 September 2018	