

<u>Location:</u>	The Lord Lister Hotel 1 Park Street Hitchin Hertfordshire SG4 9AH
<u>Applicant:</u>	Toni Nye
<u>Proposal:</u>	Internal and external alterations to facilitate Change of Use from Hotel (C1) to Sui Generis (accommodation with support) (as amended by plans and additional information received on 6 May 2022).
<u>Ref. No:</u>	22/00171/LBC
<u>Officer:</u>	Simon Ellis

Date of Statutory Expiry Period: Agreed extension to 30.09.22

Reason for Delay

Further information received and an additional consultation exercise was undertaken as a result. This item was also deferred at the meeting of the Planning Control Committee held on 23 June 2022 on the basis that Members considered it to be inappropriate to determine the associated listed building application when the planning application was deferred for the reasons set out in the report relating to the previous item on this agenda.

Reason for Referral to Committee

Deferred from the meeting of the Planning Control Committee held on 23 June 2022.

Submitted Plan Nos to Determine:

- 22-04_PL01 – Location and Block Plans (received 22.01.22)
- 22-04_PL02 – Proposed Site and Ground Floor Plans (received 22.01.22)
- 22-04_PL02A – Front Elevation, CCTV and Security Gates Installation (received 06.05.22)
- 22-04_PL03 – Existing Floor Plans and Elevations (received 22.01.22)
- 22-04_PL04 – Proposed Floor Plans (received 22.01.22)
- 22-04_PL05 – Boundary Treatment, External Lighting and Bin Anchor Installations (received 06.05.22)
- 22-04_PL06 – CCTV and Security Gate Installations, ground floor plan (received 06.05.22)
- 22-04_PL07 – CCTV and Security Gate Installations, first floor plan (received 06.05.22)
- 22-04_PL08 – CCTV and Security Gate Installations, second floor plan (received 06.05.22)

Associated Documents:

Design, Access and Planning Statement (received 22.01.22)

Secure by Design Supporting Statement and appendices 1-11 (received 06.05.22)

1.0 Policies

1.1 **North Hertfordshire District Local Plan No. 2 – with Alterations (Saved Policies):**
Policy 8 ‘Development in Towns’

1.2 **National Planning Policy Framework (NPPF) (July 2021):**
In total but in particular:
Section 16 ‘Conserving and Enhancing the Historic Environment’

1.3 **Submission Local Plan (2011-2031) (with Modifications):**
Section 2 – Strategic Policies
SP13 - Historic Environment

Section 3 – Development Management Policies

HE1- Designated Heritage Assets

HE4 -Archaeology

2.0 Site Planning History

2.1 Various extensions and alterations but most recent and significant schemes as follows:

04/00728/LB and 04/00727/1 – three storey extension to provide en-suite bathrooms.
Approved

17/04422/1 – Construction of managers flat over existing car parking bays. Approved

18/02301/S73 – variation of condition of above permission. Approved.

3.0 Representations:

3.1 **Senior Conservation Officer:**

No objections. See detailed comments attached as **appendix 1**.

3.2 **Hertfordshire County Council (Historic Environment):**

Originally requested a photographic record (before and after) of internal alterations through a Written Scheme of Investigation to archive these changes as part of the historical record. Some photographs have been provided as part of the Senior Conservation Officers assessment (see appendix 1) and further comments from the HCC (Historic Environment) are now awaited. Any comments to be reported orally.

3.3 **Public Comments:**

Full details can be viewed on the Council’s website. Members are strongly advised to read public comments set out on the website in order to fully consider all comments received. A brief summary of views is set out below:

- Inappropriate location for this use;
- Harm to listed building and surrounding conservation area;
- Gates are inappropriate to the front of a listed building;

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site consists of a three-storey hotel building, consisting of 24 self-contained bedrooms. There are also 10 car parking spaces on site. It is a terrace building consisting of three blocks with access to the rear car park through a coach entrance off Park Street. The building is grade II listed and located within the Hitchin Town Centre Conservation Area. The site is at the edge of the town centre, and surrounding land uses are mainly residential with a Public House adjoining.

4.2 The Proposals

4.2.1 This is a separate Listed Building Consent application for all proposed internal and external alterations to this listed building associated with the previous item on the agenda, the change of use planning application.

4.3 Key Issues

4.3.1 Heritage Matters

A comprehensive analysis of the listed building application is set out by the Council's Senior Conservation Officer attached as appendix 1. Members will note his analysis of the application raising no objections and suggesting various conditions which are set out below.

4.3.2 Alternative Options Considered

See discussion of case merits above.

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

6.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

6.2 Recommended Conditions

Conditions and Reasons:

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 Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The replacement doors to the office shall be FD60 6-panelled doors with panel proportions to match other doors off the hallway and utilising existing ironmongery (or new to match) 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 this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The security window film shall only be applied to the new secondary glazing and not the existing ground floor 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 this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. In the event that the kitchen extract vent to window G08 (Laundry) on drawing no. 22-04_PL06 is to be removed, the opening shall be made good with a window to match other windows above the transom in this 4-light window 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 this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 Appendices

7.1 Appendix 1 – Senior Conservation Officer's Comments