

Location: **26 - 28 High Street
Graveley
Hitchin
Hertfordshire
SG4 7LA**

Applicant: **Steve Jarvis**

Proposal: **Relocation of an existing stud wall between the kitchen and bathroom. Creation of a new doorway from the dining room to the bathroom. Replacement of the kitchen window.**

Ref. No: **23/02802/LBC**

Officer: **Mark Simmons**

Date of expiry of statutory period

7 March 2024

Submitted Plan Nos

Location Plan Proposed Window Changes Dining room wall and door elevation Floor Plan

1.0 Policies

HE1 Designated heritage assets

SECN16

Conserve + enhance historic environment

Reason for referral to Committee

This application is by Cllr. Jarvis and under the provisions of 8.4.5(g) of the Constitution this application must be considered by this Committee.

2.0 Site History

2.1 The following are relevant:

94/01047/1LB - Internal and external alterations to provide shower room and new back door, and first floor link doorway (as amended by drawings received on 4.11.94)
CON 10.11.1994

07/01260/1LB - Re-instate door to the front of no.28, internal blocking of door to rear of no.28 and construction of new doorway (rear no.28) to utility room.
CCON 24.08.2007

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of the NPPF (2023 version):

- 200 (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- 205 (great weight should be given to the asset's conservation),
- 206 (clear and convincing justification), and
- 208 (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Graveley Parish Council** – No objection.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Nos. 24, 26 and 28 High Street are grade II listed and are located within the Graveley Conservation Area. The building is described as:

Terrace of 4 houses, now 3 houses. Early/mid C19. Red brick with dark red headers. Slate roofs. Symmetrical block of houses on roadside with 2 handed-pairs of houses and central tunnel access to rear. Each pair of houses shares a square internal chimney with 2 square buff terracotta pots. Dentilled brick eaves band. Each house has 2 2-lights casement windows to 1st floor, a wide triple-sash window to ground floor, and a plank door in heavy frame on side remote from fireplace. Segmental brick arches to windows on both floors. No. 28 now comprises 2 houses at N end and the most northerly doorway has been altered for a 2-lights casement window. Included for group value.

Although described as 4 houses, no.30 does not form part of this terrace as that number relates to The White House next door. The application site therefore includes no.26 (the left-hand property of the pair to the right of the tunnel access and no.28 (both terraced houses to the left of the tunnel access). The list entry is incorrect in that it should read as '*Terrace of 4 houses, now 2 houses*'.

5.2 **Proposal**

5.2.1 The proposal is described as '*Relocation of an existing stud wall between the kitchen and bathroom. Creation of a new doorway from the dining room to the bathroom. Replacement of the kitchen window*'.

5.3 **Key Issues**

5.3.1 The key issue here is to consider the impact of the proposal on the listed building and upon the character and appearance of the Graveley Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses*".

5.3.2 The submitted Design and Access Statement reads as follows (see extract below):

In the early part of the 20th century an extension was added to the rear of numbers 24 and 26, with a further rear extension being added later, probably in the 1960s or 1970s. The interior of the whole house has been subject to extensive modification prior to listing and little remains of the original interior of the early 19th century cottages.

The early 20th century extension contains the dining room and the 1960s or 1970s extension the kitchen and a bathroom. The proposal is to move a stud dividing wall between the kitchen and bathroom to create a larger kitchen and a smaller shower room. A new door to this room will be constructed from the dining room, using what appears to have been an earlier window opening that has been bricked up (presumably at the time of the 1960s or 1970s extension).

The new door will be a ledged and braced door similar to the internal doors in the rest of the house. It will be painted white.

The existing modern units in the kitchen and bathroom will be replaced with units of similar design.

The existing single glazed softwood kitchen window, installed as part of the 1960s extension and of a design typical of that time will be replaced with a double-glazed softwood window in three sections, with an opening casement in the centre. The replacement window will be painted white inside and magnolia outside, as is the existing window.

None of these changes will have any impact on any of the historical features of the early 19th century front part of the building and will only affect parts of the building constructed or modified in the second half of the 20th century that are of no historical significance.

It is noted that the listing is for "group value" which will be unaffected by the proposed changes.

5.3.3 There is no planning history relating to either the two-storey, dual-pitched rear addition, or the single-storey flat roof kitchen addition, both of which are built in Fletton common brickwork and were constructed pre-listing (28 May 1987). The relocation of an existing stud wall between the kitchen and bathroom and the replacement kitchen window relate to the single-storey later addition and these works will not affect the listed building's significance. The creation of a new doorway from the dining room to the bathroom will impact upon the two-storey gabled rear addition but as stated above, there is a strong indication of a previous opening where the door is proposed. The formation of the opening will not affect early/mid C19 fabric and the new ledged-and-braced, white-painted door will not affect the building's special character.

5.4 Alternative Options

5.4.1 Nonapplicable.

5.5 Pre-Commencement Conditions

5.5.1 No pre-commencement conditions are advised and the applicant has confirmed that the conditions relating to the replacement window and the new internal door are reasonable.

5.6 Legal Implications

5.6.1 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.

5.7 **Conclusion**

5.7.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Graveley Conservation Area. The proposal would therefore 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.

6.0 **Recommendation**

6.1 It is recommended that listed building consent be **GRANTED** with the following conditions:

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

2. The replacement kitchen window shall be manufactured in timber with flush casements and no trickle vents 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 the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. The new internal door shall be a timber ledged-and-braced boarded door and shall have a white-painted finish 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 the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.