

Location:           **The George At Baldock  
Hitchin Street  
Baldock  
Hertfordshire  
SG7 6AE**

Applicant:           **Mr Sabahipour**

Proposal:           **Part change of use and conversion of ground floor restaurant to four hotel rooms (C1 use) and one retail (E(a) use) and bar unit, to include insertion of two windows to rear elevation and internal alterations.**

Ref. No:             24/00182/LBC

Officer:             **Thomas Howe**

**Date of expiry of statutory period:**

25 March 2024

**Extension of time:**

27 June 2024

**Reason for Referral to Committee:**

Councillor Alistair Willoughby has requested that the application be referred to planning control committee for the following material planning considerations:

- Loss of commercial and employment floor space.
- The loss of a community amenity asset.
- The setting of the building within the Conservation Area.
- The long history of the building as a hospitality venue.
- Concerns raised by residents in Baldock about the proposed development.

1.0 **Site History**

1.1 22/01853/FP & 22/01854/LBC - Part change of use and conversion of ground floor restaurant to two residential flats (C3 use), with insertion of ground floor windows to rear elevation and internal alterations. – Withdrawn

1.2 Various other applications related to internal and external works including the provision of bedroom spaces and layout changes.

## 2.0 **Representations**

### 2.1 **Conservation Officer – No Objection:**

*“I am likely to offer a NO OBJECTION recommendation. The scheme will satisfy the provisions of Sections 16/66 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.”*

Recommends conditions.

## 3.0 **Planning Considerations**

### 3.1 **Site and Surroundings**

3.1.1 The application site comprises The George at Baldock. A unit most recently in use as a public house and presently operating as hotel space. The list entry for The George reads as follows:

***“Early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings. Hipped tiled roof. 1:3:1 sash windows with glazing bars in reveals under flat arches, ground floor arched panels to 3 central windows, Dummy window in centre of each floor. Roof parapets, brick modillion cornice above 2nd floor. Modern wing on left.***

***Nos 2 to 16 (even) form a group.”***

### 3.2 **Proposal**

3.2.1 Listed Building Consent is sought for works to this property to include insertion of two windows to the rear elevation and internal alterations.

### 3.3 **Key Issues**

3.3.1 The key issues for consideration are the impacts that the proposed external and internal works together with the change of use would have on the significance of this Grade II Listed Building and the Baldock Conservation Area. The change of use is a matter for consideration relating to the application for planning permission.

3.3.2 The Council Conservation Officer was consulted on the case and has raised no objection to the proposed development. Their representation acknowledged that there would be less than substantial harm occasioned to the Listed Building as a heritage asset, however, positive weight was given to the fact that the works would enable the building to be brought back into use after an extended period of being vacant and out of use. Furthermore, given the prominent position of the application site in Baldock, it is considered that bringing it back into use is of significance given that it would contribute to the setting and amenity of nearby heritage assets.

3.3.3 The previous application raised concern about the prospective impacts to the neighbouring church and the loss of historic fabric by introducing 2 No. windows to the rear elevation. Although this matter is acknowledged, the conservation officer did not consider that this was sufficient to warrant an objection.

3.3.4 Overall, the impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

Other Matters:

- 3.3.5 The agent for the application has been asked to agree to the pre-commencement conditions attached to this permission.

3.4 **Conclusion**

- 3.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional consent.

3.5 **Alternative Options**

- 3.5.1 None applicable.

4.0 **Recommendation**

- 4.1 That Listed Building Consent be **GRANTED** subject to 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. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Full joinery details of the proposed new timber doors (internal) and windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors and windows.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.