

<u>Location:</u>	31 Hitchin Street Baldock Hertfordshire SG7 6AQ
<u>Applicant:</u>	Kirsten Wandlowsky
<u>Proposal:</u>	Replacement double casement window to ground floor of rear courtyard and north-east courtyard elevations, together with refurbishment of mullion transom leaded light window on north-east courtyard elevation. Internal alterations.
<u>Ref. No:</u>	24/00538/LBC
<u>Officer:</u>	Alex Howard

Date of expiry of statutory period: 15/05/2024

Extension of statutory period: 28/06/2024

Reason for Delay: In order to present the application to an available committee meeting.

Reason for Referral to Committee: The application has been called-in by Cllr Willoughby due to loss of amenity in regard to its employment and hospitality space.

1.0 **Site History**

1.1 Extensive history at this site. Relevant applications are as follows:

1.2 **20/02218/FP** - Change of Use from restaurant (Class E from the 1/09/2020) to C3 (residential) to create one 1-bed and one 2 bed flats. External window alterations to rear elevations.

Conditional Permission

1.3 **20/02285/LBC** - Replacement double casement window to ground floor of rear courtyard and north-east courtyard elevations, together with refurbishment of mullion transom leaded light window on north-east courtyard elevation. Internal alterations (as amended by drawing nos. BDH-200E and BDH-210A received on 01/02/202 and 08/02/2021 respectively).

Conditional Consent

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan (The Local Plan) 2011 – 2031**

Policy SP13: Historic Environment

Policy HE1: Designated Heritage Assets

2.2 **National Planning Policy Framework (NPPF) (December 2023)**

Section 16: Conserving and enhancing the historic environment

3.0 **Representations**

3.1 **Conservation Officer** – See below.

3.2 **Neighbour Consultation and Site Notice** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a vacant restaurant that is located on the south side of Hitchin Street, Baldock. It is Grade II listed and is within the Baldock Conservation Area. The building and the area are Designated Heritage Assets for the purpose of applying the aims of the NPPF. The list entry reads as follows:

“Late C18 red brick front to C16 or C17 house. Steeply pitched tiled roof behind parapet and cornice of dentil and moulded brickwork. 2 storeys, slight central projection with ground floor glazed door in fielded panelled reveal, surround of Doric pilasters, entablature, and pediment. 2 wide Neo-Georgian shop windows either side. First floor 1:1:1 8asfi windows with glazing bars in reveals under flat arches. Narrow wing on left has exposed timber framework, ground floor carriageway, first floor oversailing on exposed corbels, with plaster infilling between closely spaced posts and flush 2 light lattice casement window. Steeply pitched old tiled roof with carved cornice. Gates of carriageway carved at top with initials S (for surname of owner) D E (for Christian names of owner and wife) and date 1632.”

4.2 **Proposal**

4.2.1 Replacement double casement window to ground floor of rear courtyard and north-east courtyard elevations, together with refurbishment of mullion transom leaded light window on north-east courtyard elevation. Internal alterations.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the architectural or historic interest of the listed building.

4.3.2 After receiving a consultation response from the Conservation Officer on 30th May 2024, his comments are as follows.

4.3.3 *“I have placed great weight on the asset’s conservation (para 205) and I have considered whether the proposed works are convincingly justified (para 206). It is considered that the proposal will neither harm the listed building’s special character or harm the character or appearance of the Baldock Conservation Area. I therefore raise **NO OBJECTION** as the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) of the Planning (LB & CA) Act 1990, the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031”.*

“Suggested conditions if no further window details are forthcoming and assuming that drawing no. BDDH-700A will not be regarded as an ‘approved’ drawing.

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 new kitchen window to Flat 1 shall be constructed in timber with flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section details of this window (including 1:1 glazing bar profile) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 1.*

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. *The new reception window to Flat 2 shall be constructed in timber with flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section details of this window (including 1:1 glazing bar profile) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 2.*

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. *Notwithstanding the annotation on drawing no. BDH-210B that the large lead-light mullion-and-transom bedroom window to Flat 1 is to be replaced, this window shall be repaired*

and missing leaded-lights reinstated, unless justification is provided to the Local Planning Authority that it is incapable of being refurbished. In the event that it is agreed that the window is unable to be repaired then full working drawings of a replacement mullion-and-transom window with single-glazed leaded-lights shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and this shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 1.

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. *The existing WC vent under the carriage entrance shall be replaced with a Venta Axia Lo-Carbon Revive Selv 7 and the ensuite bathroom shall be vented through an existing flue to the left of leaded-light window on North East Elevation as indicated on drawing no. BDH-702 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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.4 **Conclusion**

- 4.4.1 The proposed works would not harm the architectural or historic interest of the listed building and are therefore acceptable and listed building consent should be granted.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-commencement Conditions**

- 4.6.1 I can confirm that the applicant/agent agree with the proposed pre-commencement conditions.

5.0 **Recommendation**

- 5.1 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. The new kitchen window to Flat 1 shall be constructed in timber with flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section details of this window (including 1:1 glazing bar profile) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 1.

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. The new reception window to Flat 2 shall be constructed in timber with flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section details of this window (including 1:1 glazing bar profile) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 2.

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. Notwithstanding the annotation on drawing no.BDH-210B that the large lead-light mullion-and-transom bedroom window to Flat 1 is to be replaced, this window shall be repaired and missing leaded-lights reinstated, unless justification is provided to the Local Planning Authority that it is incapable of being refurbished. In the event that it is agreed that the window is unable to be repaired then full working drawings of a replacement mullion-and-transom window with single-glazed leaded-lights shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the window and this shall, thereafter, be installed in accordance with the approved details and prior to the occupation of Flat 1.

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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. The existing WC vent under the carriage entrance shall be replaced with a Venta Axia Lo-Carbon Revive Selv 7 and the ensuite bathroom shall be vented through an existing flue to the left of leaded-light window on North East Elevation as indicated on drawing no. BDH-702 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 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.