

<u>Location:</u>	Coach House Cloisters Hitchin Street Baldock Hertfordshire SG7 6AE
<u>Applicant:</u>	Jason Kitchener
<u>Proposal:</u>	Internal and external alterations including alteration to existing roof and fenestration, to facilitate conversion of rearward buildings from offices into 5 x 2 bed dwellings and installation of sliding entrance gates
<u>Ref. No:</u>	24/00757/LBC
<u>Officer:</u>	Melissa Tyler

Date of expiry of statutory period: 6 June 2024

Extension of statutory period: 30 October 2024

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

Reason for Referral to Committee: Contrary to Highways objection

1.0 **Site History**

1.1 Extensive history at this site in the 1980s/90s. Relevant applications are as follows:

1.2 **23/02868/FP**- Change of use for a section of car park from E(c) Office class to additional garden space for C3 Dwellinghouse and erection of timber framed garden room.

Conditional Permission

1.3 **24/00756/FP** Change of use of rearward buildings from offices to five 2-bed dwellings, retention of office use class to main front building, provision of 9 parking spaces and bin storage. Removal of existing archway gates and installation of new sliding gates.

TO BE DETERMINED AT SAME TIME

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** – No objection subject to conditions

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is located on the north side of Hitchin Street, Baldock. It is Grade II listed and is within the Baldock Conservation Area. The site is within the designated Town Centre Area within the North Herts Local Plan. The building and the area are Designated Heritage Assets for the purpose of applying the aims of the NPPF. The application site is part of a larger original site, containing the listed Building at the front of the site, and later additional buildings running north west into the site.

4.2 **Proposal**

4.2.1 Listed building Consent is sought for the internal and external alterations including alteration to existing roof and fenestration, to facilitate conversion of rearward buildings from offices into 5 x 2 bed dwellings and installation of sliding entrance gates

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 and the Conservation Area.

4.3.2 After receiving a consultation response from the Conservation Officer, her comments are as follows.

4.3.3 *“There are no objections to the external and internal alterations to facilitate the conversion of these rearward buildings. This does not see the loss of historic fabric of significance nor have a detrimental impact on the character of the listed building or the conservation area due to its location at the rear of the site.*

“No objection to the proposed gates”

4.3.4 Subject to suitably worded conditions, I would concur with the Conservations Officers view that it is considered that the conversion would not harm the listed building or the conservation area, therefore, no objections are raised on the basis that the proposal satisfies the provisions of Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of the NPPF and Local Plan policies.

4.4 **Conclusion**

4.4.1 The proposed works would not harm the architectural or historic interest of the listed building or the Conservation Area 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. 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/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.

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.