
From: Mark Simmons [REDACTED]
Sent: 25 August 2026 15:48
To: Henry Thomas [REDACTED]
Subject: RE: 26/00317/FP - 46 Kneesworth Street
Importance: High

Further to my comments on 22 April 2026, I have now considered the latest amendments.

I note that 2no. MC06 Velux rooflights are proposed to the front elevation. These measure 78cm wide x 118cm high.



Datum: 60.00m.

Elevation 1.

Proposed Front Elevation



I previously raised an OBJECTION for the following reason:

Nos 42 and 46 Kneesworth Street are both Buildings of Local Interest flanking a grade II listed building that is no.44 (Middle Brooklands) To the south of no.42 stands no.40 (also grade II listed). Together, these four buildings make a very positive contribution to the character and appearance of the RCA. Nos. 42 and 46 are a near identical pair which share group value by virtue of their shared architectural style, features, and materials. Introducing dormer windows to the front elevation of number 46 will interrupt this affecting an appreciation of the property as a pair with Nos no.42. Furthermore, the chimney stacks to this BLI also make a positive contribution to the appearance of the RCA and the two 'outer' dormers on the side elevation will impact upon this appreciation also harming the appearance of the RCA. The proposal will fail to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Para 135c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. There would be a low to moderate level of less than substantial harm which is not outweighed by public benefits or the delivery of an optimum viable use for this building.

I have reviewed this considering the above changes to the front elevation and withdrawn my objection and now raise **NO OBJECTION** for the following reason:

Nos 42 and 46 Kneesworth Street are both Buildings of Local Interest flanking a grade II listed building that is no.44 (Middle Brooklands) To the south of no.42 stands no.40 (also grade II listed). Together, these four buildings make a very positive contribution to the character and appearance of the RCA. Nos. 42 and 46 are a near identical pair which share group value by virtue of their shared architectural style, features, and materials. Although the two outer dormers on the side elevation will have a small impact upon an appreciation of the chimney stacks on this elevation, I do not consider that as a single issue this is sufficient to maintain an objection. I withdraw my previous objection concluding that the proposal will satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 20 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Mark



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