

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02319/FPH	Replacement of ground floor window and front door. (Development already carried out).	96 High Street Codicote Hitchin Hertfordshire SG4 8XE

Submitted Plan Nos

25-344-001 25-344-101

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 No previous site history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Conservation Officer** – Objection – Notes variation in windows in the conservation area, but considers that the materials of construction are not suitable and would need to be timber. The UPVC would not enhance the Character of the conservation area. Causes less than substantial harm, at the upper end of the spectrum.

3.3 **Parish Council** – Notes use of UPVC double glazed window, and considers this as something that is not suitable for a conservation area. Timber frames are considered to be more suitable. The door is an improvement.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 No. 96 comprises a mid-terrace two storey property off Codicote High Street. The site is within the Conservation Area and is Grade II Listed. The list entry reads as follows:

Terrace with chequered red brick exterior of the later C18. Nos 92-6 have C17 timber frame core with chamfer-stopped floor beams. This section is 3 doors and windows, the ground floor openings segmental headed. C19 casements. Corbelled brick eaves. C17/18 ridge chimney stack between Nos 92 and 94. No 90 is probably early C19. Half hipped roof. Dentilled brick eaves. Vitrified brick. 1 3-light casement.

4.2 Proposal

- 4.2.1 Planning Permission is sought for:

The replacement of ground floor window and front door. The development has already been carried out.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact of the development on the character and significance of the Conservation Area and the Listed Building.
- The impact that the development has on the living conditions of neighbouring properties.
- The impact that the development has on car parking provision in the area.
- The impact that the development has on the environment.

Design and Appearance and Impact to Heritage Assets:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

- 4.3.3 It is noted that the Conservation Officer has made representation, objecting to the UPVC materials of construction to the window. This is also raised as a point in the representation by the Parish Council. The use of UPVC in this location, to a Listed Building and the Conservation Area, are considered to occasion harm to the significance and setting of these heritage assets, and are not supported by the local planning authority. A potentially suitable alternative would be traditional timber, however, this is not proposed in this instance, and would therefore not comprise a traditional, in keeping and sympathetic alteration to a Listed Building. The Conservation Officer has advised that the window occasions harm at the higher end of the spectrum of less than substantial harm. I do not consider that there are any public benefits that would outweigh this harm, and therefore consider that the application should be refused.
- 4.3.4 The development is therefore not considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are not considered to be complied with. The development is not considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 No significant harm owing to the similarity in opening size, and bulk. Impacts to light and privacy are not considered to be harmful or significant. No neighbour objections received raising amenity in their comments.
- 4.3.7 Given the above, it is considered that the development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally is not harmful.

Environmental Implications:

- 4.3.9 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The replacement window is considered to cause less than substantial harm due to the use of a modern building material, UPVC, and is therefore not considered to be suitably sympathetic form of development and should be refused. There are no public benefits that outweigh the harm to these heritage assets. This would run contrary to the provisions of Policy HE1 of the Local Plan, Section 16 of the NPPF, and 72 of the Planning (Listed Building and Conservation Areas) act 1990. Refuse permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The replacement window, by reason of its use of UPVC materials of construction, is not a sympathetic addition to this Listed Building, and would fail to preserve or enhance the significance and setting of this heritage asset. No public benefits are identified to outweigh this harm. The development fails to satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and does not accord with Section 16 of the Framework or Policies SP13 or HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	