
From: Mark Simmons <[REDACTED]>
Sent: 31 July 2026 14:44
To: Vicki Wood [REDACTED]
Subject: 2no. DOC's re: 32 Church Street, Baldock, Hertfordshire, SG7 5AF

Afternoon Vicki,

I have these DOCs event though consultation comments previously provided by Tricia on ref: 25/03083/LBC.

Previously I was case officer for ref: **07/02565/1LB - Insertion of 3 no. rooflights, replace 2 no. ground floor front windows and internal alterations to reduce chimney breast at ground floor (as amended by plans PLO1A and PLO2A received on 20/12/07)**

Under that consent the following Condition 2 was imposed but there appears to be no record of this having been signed off. Having said that the right-hand one of the two windows implemented at that time is now consented to be removed to make way for the new front door and side light. Today, I happened to be in Baldock and walked past the property and noted that the windows installed appear to be double-glazed.

Notwithstanding revised drawing PLO2A, details of the method of opening, mullion/frame sections and glazing bar profile for the new windows on the front elevation shall be submitted to and approved in writing by the local planning authority prior to the commencement of that part of the development hereby approved. The windows shall be implemented in accordance with the approved details.

Reason: To maintain the special character of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

26/01738/DOC - Details of Condition : Details reserved by Condition 2: (Materials) of Listed Building Consent 25/03083/LBC granted 02.02.2026

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.

I am not too sure of the benefits of this condition, but I refer to what is included in the AOD application form (see below) and to which I raise **NO OBJECTION**.

Materials / Details Submitted for Approval

The following materials and construction details are submitted in support of this application to discharge Conditions 2 and 3 of Listed Building Consent 25/03083/LBC:

Windows and Doors:

New windows and doors to be constructed in timber, detailed in accordance with the submitted joinery drawings, and painted to match the existing finish.

Brickwork:

Any new or altered brickwork to be carefully matched to the existing in size, texture and appearance, and painted to match the existing finish where applicable.

Render:

Making good around new and altered openings to be undertaken using: Smooth lime render to the sides of window and door openings where required; and Roughcast render to match the existing surrounding finish; all painted to match the existing building.

Structure:

Any replacement or infill structure (including spandrel panels where door openings are replaced with windows) to be constructed to match the existing structure, to be confirmed on opening up works, and likely to comprise masonry or timber framing, finished externally to match the existing building.

Joinery Details:

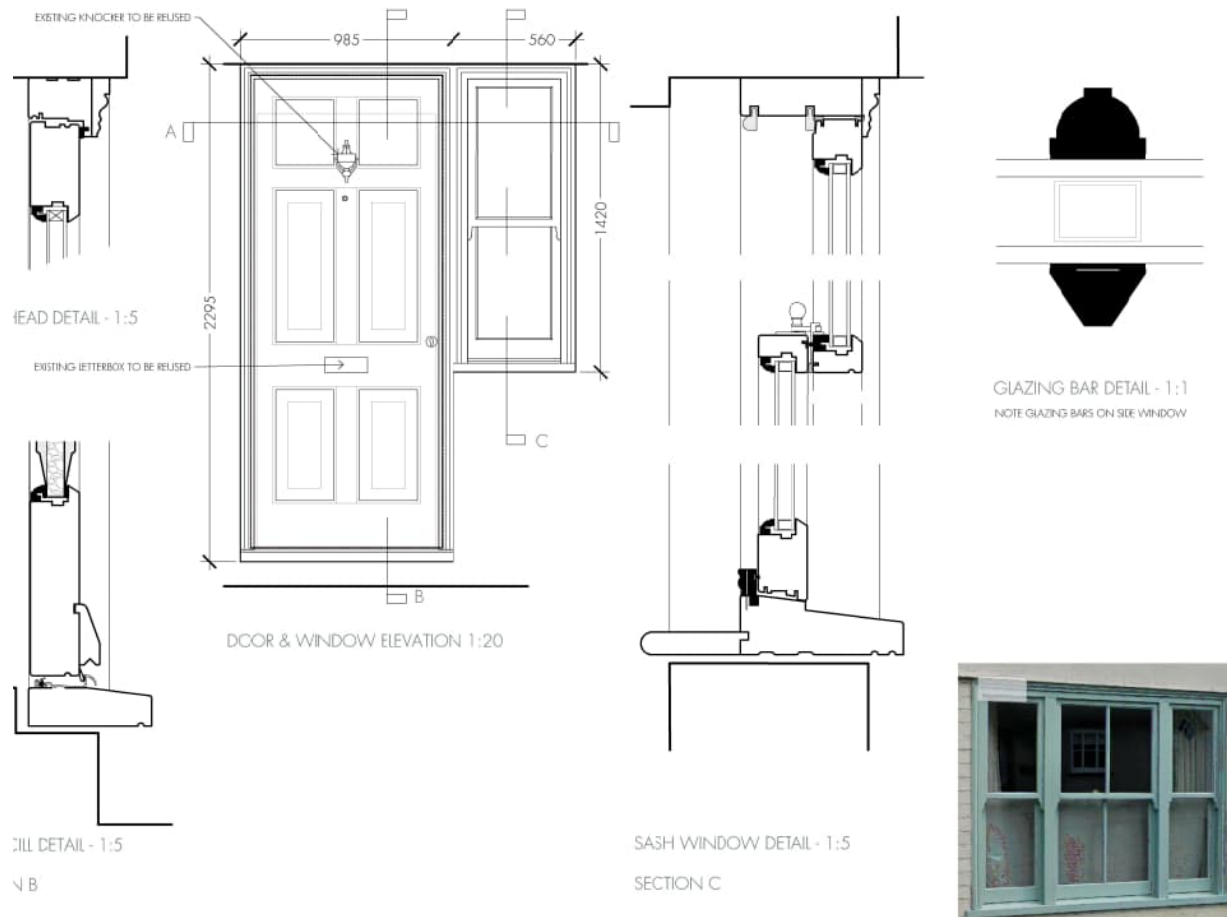
Detailed scaled joinery drawings, including sections and profiles of the proposed timber windows and doors, are submitted for approval in accordance with Condition 3.

26/01824/DOC - Details of Condition : Details reserved by Condition 3: (Joinery details) of Listed Building Consent 25/03083/LBC granted 02.02.2026

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.

The two front windows implemented circa 2007 appear to have narrow double-glazing as seen below left (maybe 4:6:4 or 4:8:4), whereas the glazing detail on drawing no.BHI-550 Rev B appears to show a wider glazing system with applied bars. If what has been submitted is wider than the existing then, although, the front window has no glazing bar, I would expect the detailing to the side window to be similar or indeed better than that implemented in 2007. I am not convinced that would be the case. Await clarification on existing and proposed glazing systems.





Regards

Mark



**North
Herts**
Council

Mark Simmons BA (Hons), Dip TP, MRTPI, IHBC
Senior Conservation Officer



www.north-herts.gov.uk

