

Design and Heritage Statement

New Listed Building Consent application - revised window and door materials and full material/detail specification

The Elms, The Causeway, Therfield, Royston, Hertfordshire, SG8 9PP

Application reference	24/00803/LBC
Consent date	17 September 2024
Approved proposal	Single storey side extension following partial demolition of existing rear west wall and interior alterations.
Purpose of this submission	New Listed Building Consent application incorporating revised metal window/door materials and full details corresponding to Conditions 2, 3, 5, 6 and 7 of the earlier consent.
Prepared by	M Scott Architectural Design Ltd

Submission objective

This statement supports a new application for Listed Building Consent. It incorporates the revised proposal for slimline metal windows and external doors and, at the same time, provides the material and technical information previously sought by Conditions 2, 3, 5, 6 and 7 of Listed Building Consent 24/00803/LBC. The intention is that the new application can be determined on the basis of a complete and coordinated specification, without the need to reimpose equivalent material or detailing conditions.

1. Introduction and application context

Listed Building Consent 24/00803/LBC was granted by North Hertfordshire District Council on 17 September 2024 for a single-storey side extension following partial demolition of the existing rear west wall and associated internal alterations at The Elms. That consent included conditions requiring later approval of roof slates, window and door materials, joinery/framing sections, rooflights and rainwater goods.

This statement accompanies a new Listed Building Consent application. The new application retains the approved scale, siting, footprint, roof form and overall architectural composition of the extension, but proposes slimline metal windows and external doors in place of the timber/white-painted requirement contained in Condition 4 of the earlier consent. It also submits, as part of the application itself, the information previously required by Conditions 2, 3, 5, 6 and 7 so that these matters can be approved at the outset rather than reserved for later discharge.

The Elms is a Grade II listed building. The purpose of the material amendments is to retain the approved architectural composition while using a deliberately recessive, finely detailed contemporary glazing system on the new work, together with traditional natural slate, conservation rooflights and metal rainwater goods.

2. Heritage approach

The significance of the listed building is protected by ensuring that the approved extension remains clearly subordinate to, and distinguishable from, the historic host building. The proposed material palette has been selected to avoid imitation of historic fabric while maintaining a restrained appearance compatible with the listed setting.

- Natural Spanish slate provides an authentic, durable roof covering with natural tonal variation and texture.
- Slimline dark bronze metal framing minimises visual weight and allows the extension glazing to read as a high-quality contemporary intervention rather than a false historic reconstruction.
- The selected conservation rooflights are low-profile units intended for heritage buildings and will be recessed into the slate roof.
- Traditional-profile dark metal rainwater goods avoid visually intrusive plastic components.

No additional loss of historic fabric is proposed beyond the works already authorised by the listed building consent. The changes addressed in this statement relate to the specification and detailing of new fabric.

3. Schedule of previous conditions and response within this new application

Con d.	Requirement	Submission response
1	Commencement within three years.	The earlier commencement condition is noted. This submission is a new Listed Building Consent application and does not seek to vary that consent.
2	Natural slates for the extension roof.	CUPA 5 natural Spanish slate, dark grey with a riven surface, rectangular format and nominal 5 mm thickness. Full specification and manufacturer image are included so the roof material can be approved as part of the new consent.
3	External render colour to match existing.	Confirmed: new render will match the existing host-building render in colour and visual texture. No contrasting colour is proposed. This is specified within the application to avoid a later colour condition.
4	New windows and external doors to be timber and externally white-painted unless otherwise agreed.	Revised proposal: Perla slimline metal/aluminium framing with double glazing, finished in dark bronze powder coating. The slim metal sections avoid the heavier proportions that would be required for double-glazed timber frames and allow a finer relationship with the existing single-glazed historic windows.
5	Section details of 4 no. new 6-over-6 sash windows.	Detailed sections of the joinery/glazing/framing are submitted as separate application drawings and are to be read with this statement, so these details can be approved as part of the new consent.
6	Details of rooflights.	The Rooflight Company Conservation Rooflight CR14-3, 821 x 1133 mm clear viewable size, with recessed slate flashing kit. Product information and images are included so the rooflights can be approved as part of the new consent.
7	Details of rainwater goods.	Black powder-coated cast aluminium rainwater goods: traditional half-round gutters with circular downpipes. No uPVC rainwater goods are proposed. The full specification is included to avoid a later detailing condition.

4. Condition 2 - Natural slate roof covering

Proposed material: CUPA 5 natural Spanish slate

The extension roof will be covered with CUPA 5 natural slate from the Valdacal quarry at Pasmazán, Ourense, Spain. The slate is a non-carbonated natural slate formed by tectonic compression, with a dark grey colour and naturally riven surface. A rectangular roofing format is proposed in a nominal 5 mm thickness, subject only to normal natural variation inherent in quarried slate.

The manufacturer identifies CUPA 5 as suitable for roofing and records compliance with EN 12326. The material is visually appropriate for the listed setting because it is a natural mineral roofing product with subdued colour, fine texture and the slight tonal variation expected of genuine slate. It will weather naturally and will not introduce an artificial or highly reflective finish.



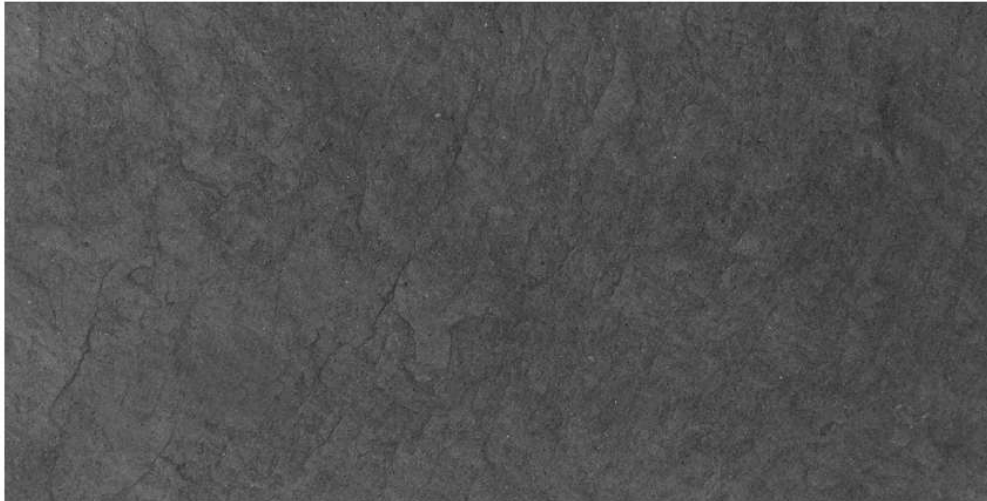
Quarry Valdacal, Puzmazán (Ourense)
Spain.



Operating since 1971.



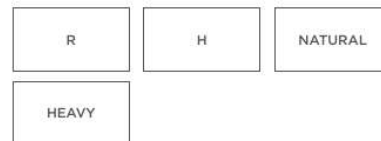
Sizes: 20x20 - 60x45 cm
Thickness: 5 - 6.5 - 7.5 - 9 mm



Formats



Selections



Technical specifications

ABSORPTION	CARBONATE NON CARBONATED	MOR CHARACTERISTIC	SO ₂ EXPOSURE TEST	THERMAL CYCLE TEST	FREEZE THAW TEST
0,21% Code: W1 (< 0,4%)	0,30% Complies (< 1,5%)	Longitudinal 43,5 MPA Transverse 45,7 MPA	S1	T1	Fullfil < 0,6%

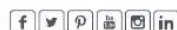
International certifications



European Standard: EN 12326 | French Specifications: NF 02/03 N° 5275 | Belgian Specifications: ATG H848

CUPA PIZARRAS
The world leader in natural slate

A Medua s/n - 32330 Sobradelo de Valdeorras - Ourense (Spain)
T. +34 988 335 410, info@cupapizarras.com, www.cupapizarras.com



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Figure 1 - CUPA 5 natural Spanish slate: manufacturer product sheet showing the dark grey riven finish and quarry origin in Ourense, Spain.

The above specification is sufficiently precise for the natural slate roof covering to be approved as part of this new Listed Building Consent application, avoiding the need for a separate condition requiring later submission of slate details.

5. Revised window and external-door material - metal in place of timber

Proposed system: Perla Windows slimline metal glazing

The earlier consent required the new windows and external doors to be manufactured in timber and externally white-painted unless otherwise agreed. The present application instead proposes high-quality slimline metal/aluminium framing by Perla Windows where indicated on the submitted glazing and door schedule, finished in a dark bronze powder-coated finish.

The principal large-format system is the Perla S3 slimline aluminium sliding door system. Manufacturer information describes the S3 as a thermally broken system with a 20 mm interlock sightline, a 116 mm frame depth and a 44 mm threshold. It can receive RAL powder-coated finishes and applied aluminium glazing bars, allowing the glazing rhythm shown on the application drawings to be achieved with a very fine frame.



Figure 2 - Perla slimline metal glazing: example of a dark metal framed, multi-pane glazed opening within brickwork.

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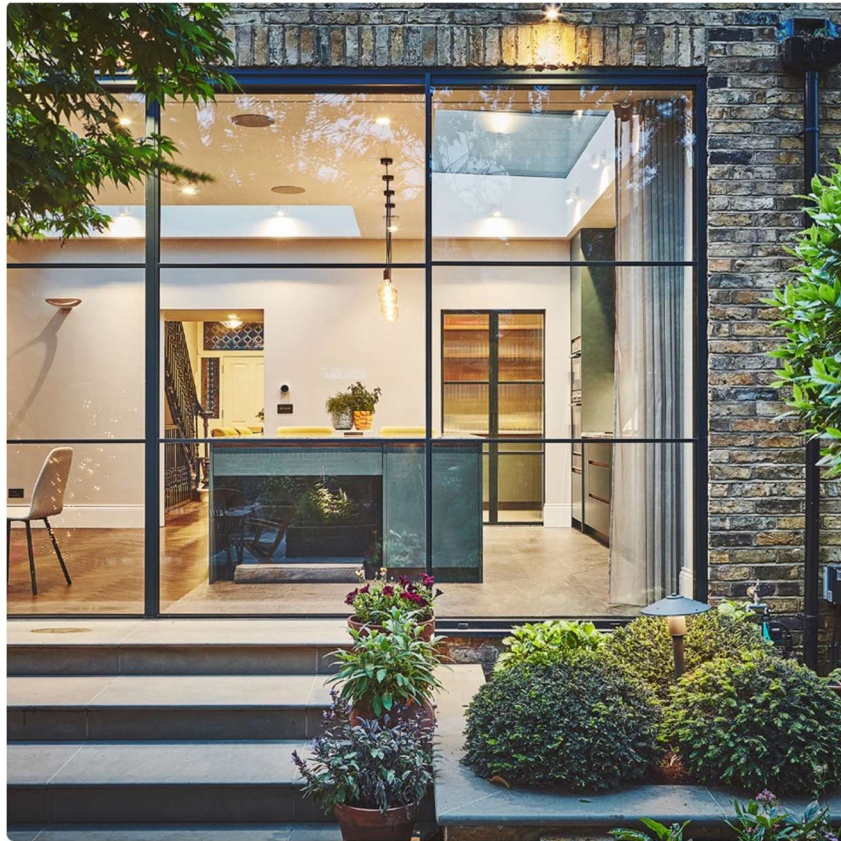


Figure 3 - Perla slimline metal glazing: example showing fine framing and glazing-bar proportions.

Heritage, technical and environmental justification for metal framing and double glazing

The proposed metal finish is considered appropriate because the affected elements form part of the new extension rather than surviving historic joinery. A dark bronze, fine-framed system reduces the apparent solidity of the new intervention and allows the historic building to remain visually dominant. The proposed metalwork is intentionally contemporary but restrained; it avoids a false replication of historic timber construction and provides a clear distinction between historic fabric and new work.

A key reason for selecting a slim metal system is the relationship between frame size and glazing performance. The existing traditional windows to the historic building are single glazed and therefore can be formed with very slender timber glazing bars, meeting rails and sash sections. Modern double-glazed units are substantially thicker than a single pane of glass and require greater glazing rebates, edge cover and structural depth. If the new openings were formed in timber while accommodating modern double-glazed units, the sash members, glazing bars and associated frame sections would necessarily become noticeably broader and deeper than the existing slim single-glazed timber sections. The result would be a heavier visual appearance and a poorer proportional relationship with the historic fenestration. By contrast, the proposed engineered metal system can accommodate double glazing while retaining much finer visible sightlines, allowing the new work to remain visually light and subordinate.

The use of double glazing is also justified on environmental and building-performance grounds. Compared with single glazing, an appropriately specified double-glazed unit reduces heat transfer through the glazed openings, helping to limit winter heat loss and reduce the energy required to heat the building. Lower operational energy demand can in turn reduce the associated carbon emissions

of the building. In the context of present-day climate-change objectives, it is appropriate for carefully designed new work to a listed building to improve thermal performance where this can be achieved without harm to significance. Here, the use of slim metal framing provides a means of combining improved thermal performance with more refined proportions than would be achievable with conventional double-glazed timber sections.

The dark bronze finish is deliberately subdued and visually recessive. Against the shadows and reflections of the glazing it will read as a fine outline rather than a dominant frame. The slim interlocks and applied glazing bars provide a disciplined vertical and horizontal rhythm while maintaining a lighter visual character than conventional heavy-framed systems. The material change does not alter the approved opening sizes, extension footprint, roof form or relationship to the listed building.

Proposed specification for approval

The new windows and external doors are proposed as Perla slimline metal/aluminium units, incorporating double glazing and finished externally in dark bronze powder coating, in accordance with the submitted window/door schedule, manufacturer information and section details. This specification is submitted as part of the new Listed Building Consent application and is intended to remove the need for a further condition controlling the frame material or external finish.

6. Earlier Condition 5 - Window section details

Condition 5 requires section details of the joinery/glazing/framing of the four new 6-over-6 sash windows. Detailed drawings are being submitted with this application and form part of the material on which approval is requested. The drawings show the head, jamb, cill, meeting-rail and glazing/framing relationships at an appropriate scale.

The section details should be read together with the approved elevations and the material principles in this statement. The intent is to retain the approved 6-over-6 appearance while ensuring that frame and glazing proportions are carefully controlled and visually compatible with the listed building. The accompanying details demonstrate how the glazing, framing, head, jamb, cill and meeting-rail relationships will be formed. By submitting these details with the new application, the matter can be approved now rather than being left to a later condition.

7. Condition 6 - Conservation rooflights

The Rooflight Company - Conservation Rooflight CR14-3

The proposed rooflights are The Rooflight Company Conservation Rooflight model CR14-3. The selected unit has clear viewable dimensions of 821 x 1133 mm and is to be installed using the manufacturer's recessed slate flashing kit. The recessed installation is specifically intended to keep the glazing low in the roof plane and is therefore preferable in the context of a listed building.

The manufacturer's Conservation Rooflight is based on the appearance of traditional cast-iron rooflights and is designed as a low-profile heritage roof window. The current product range is suitable for pitched roofs from 17.5° to 65°, and the recessed slate arrangement allows the glass to sit flush with the roofline. The dark metal frame will visually recede against the natural slate covering.

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Figure 4 - The Rooflight Company Conservation Rooflight: example of the low-profile heritage rooflight installed within a traditional pitched roof.

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		Clear Viewable Width						
		212mm	263mm	365mm	415mm	517mm	669mm	821mm
Clear Viewable Length	320mm	 CR06-1						
	422mm		 CR07-2					
	525mm			 CR01-2				 CR01-3
	675mm				 CR08-2			
	828mm			 CR03-2		 CR09-2	 CR11-3	
	980mm					 CR10-2		 CR13-3
	1133mm					 CR14-2		 CR14-3
	1435mm					 CR15-2		 CR15-3

10 | 40

² 4mm Clear Toughened Outer (16mm Argon Cavity) 4mm Low e Toughened Inner

Performance characteristic:	Test Method:	Classification:
Air permeability	EN 1026	Class 4
Watertightness	EN 1027	Class E1050
Thermal transmittance of window (U _w) ¹	EN ISO 10077-2	1.4 W/m ² K
Thermal transmittance of glass (U _g) ¹	EN 673	1.0 W/m ² K
Solar energy transmittance	EN 410	0.53 (63%)
Light transmittance	EN 410	0.71 (71%)
Resistance to wind load	EN 12211	Class 5
Resistance to snow load ²	Infill details	4FT (16 ARGON 90) 4FT
Acoustic Value of Glazing (R _w)	EN 12758	31 (-1; -4) dB
Insulated glazing units	EN 1279-2, EN 1279-3	BSI Kitemarked (KM 93754)
Structurally bonded glazing bars	90 degree peel, 300 mm/min	50.2 N/cm
Corrosion protection	EN ISO 12944	C5-M Long

Figure 5 - Manufacturer sizing matrix showing CR14-3 at 821 mm clear viewable width x 1133 mm clear viewable length, together with technical performance information.

The rooflights will be installed strictly in accordance with the manufacturer's recessed slate flashing details and the approved roof layout. The model, size and flashing arrangement are therefore specified within this new application so that no separate condition requiring later rooflight details should be necessary.

8. Condition 3 - External render

The external render to the new extension will match the existing render of the host building in colour and visual texture, as required by the consent. No contrasting colour or feature render is proposed. The intention is for the rendered areas of the extension to sit quietly with the existing building and provide a neutral background to the darker, recessive metal glazing.

This statement records the applicant's commitment to the matching finish as part of the application itself, so that no further colour condition should be necessary.

9. Condition 7 - Rainwater goods

Rainwater goods to the extension will be black powder-coated cast aluminium in a traditional profile, comprising half-round gutters and circular downpipes. The use of cast aluminium provides the appearance and crisp profile associated with traditional cast metal rainwater goods while offering a durable and low-maintenance installation. No plastic/uPVC rainwater goods are proposed.

Gutters and downpipes will be positioned in accordance with the approved roof drainage arrangement and fixed discreetly to avoid unnecessary intervention in historic fabric. The subdued dark finish will coordinate with the rooflights and dark bronze metal glazing and will remain visually recessive against the building elevations. The specification is included within this application so that a further condition requiring later rainwater-good details should not be necessary.

10. Earlier Condition 1 - commencement

Condition 1 of the earlier consent required the works to begin not later than three years from the date of that decision. This statement does not seek to vary that earlier consent. The present submission is a new Listed Building Consent application and will be subject to the commencement requirements applicable to any new consent granted by the Local Planning Authority.

11. Overall heritage impact

The new application does not change the previously approved scale, massing, siting or roof form of the extension. Its principal change is the use of slimline dark bronze metal framing with double glazing in place of the timber/white-painted requirement of the earlier consent, together with the submission now of the full material and technical package for the roof slate, sash/window sections, rooflights, render and rainwater goods.

The metal glazing is justified as a high-quality contemporary treatment to the new extension. Its slim sightlines reduce visual bulk and distinguish new fabric from the historic building. Importantly, the metal sections allow modern double-glazed units to be accommodated without the substantially heavier timber members that would otherwise be required. This preserves a finer relationship with the proportions of the existing single-glazed historic windows while improving thermal performance and reducing avoidable heat loss. The natural slate and recessed conservation rooflights reinforce the traditional character of the roof, while matching render and traditional-profile rainwater goods maintain visual coherence.

On this basis, the proposals preserve the special architectural and historic interest of The Elms and do not introduce additional harm beyond the works already authorised by the listed building consent.

12. Conclusion and matters submitted for approval

The Local Planning Authority is respectfully requested to grant Listed Building Consent for the revised proposal and approve, as integral parts of that consent, the following materials and details:

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- Perla slimline metal/aluminium windows and external doors with double glazing, finished in dark bronze powder coating, in place of the timber/white-painted specification contained in the earlier consent;
- CUPA 5 natural Spanish slate for the extension roof;
- external render matching the existing host building in colour and visual texture;
- the accompanying section drawings for the four new 6-over-6 sash windows;
- The Rooflight Company CR14-3 Conservation Rooflight, 821 x 1133 mm, with recessed slate flashing kit; and
- black powder-coated cast aluminium half-round gutters and circular downpipes.

The application deliberately provides a complete, coordinated specification at submission stage. The materials, products, colours and construction details that were previously reserved by Conditions 2, 3, 5, 6 and 7 are therefore before the Local Planning Authority for determination as part of this new Listed Building Consent application. It is respectfully requested that, if consent is granted, equivalent material or detailing conditions are not reimposed, as the necessary information has already been supplied and can be identified directly in the approved documents.

13. Supporting information

This statement should be read alongside the previously approved drawings 01 PL and 02 PL, the revised application drawings, the submitted window/joinery section drawings, the Perla Windows product information, the CUPA 5 natural Spanish slate information and The Rooflight Company Conservation Rooflight technical details.

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