

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00831/LDCLB	Replace 4 no. C20 single-glazed two light (one opening) casement kitchen windows with vacuum glass glazed replacements.	Little Cokenach Bell Lane Nuthampstead Royston Hertfordshire SG8 8LS

Submitted Plan Nos

Location Plan West Elevation Existing West Elevation Proposed Southerly Elevation Proposed
Southerly Elevation Existing Figure 1 Ground floor Figure 2 Proposed window design

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Relevant History

2.1 **12/02334/1LB** - Insertion of door to first floor storeroom and two rooflights to facilitate conversion to ensuite bathroom.

CCON 06.12.2012

21/03182/LDCLB - Replacement of seven (1660 x 370 mm) single-glazed panels to the entrance hall with fixed, narrow (10-14mm wide) double-glazed panels.

GTD 20.01.2022

3.0 Legislation

3.1 Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of the NPPF.

4.0 Representations

4.1 No consultation required.

5.0 Planning Considerations

5.1 Site & Surroundings

5.1.1 Little Cokenach is grade II listed and is a Designated Heritage Asset for the purpose of applying the aims of the National Planning Policy Framework (NPPF). The list entry reads as follows:

House. C16 or early C17. Raised, floored, cased and extended in 1837 for W.H. Clinton of Cokenach (q.v., Barkway Civil Parish). Altered C20. Timber frame. Raised, cased and extended in red brick. Rendered. Tiled roof. Originally 3 bays and probably part open to roof. Extended to right by 1 bay. Now 2 storeys and attic. To front a large early C19 red brick external stack with a double plinth and 2 C20 pointed arched windows, kneelers to coped offsets with chamfered arrises. Scattered 2 and 3 light recessed C19 and C20 casements. A plank door in added bay to right. Dentilled brick eaves. C19 cross axial ridge

stack to right of centre. Extruded right end stack with tumbled-in tiled offsets, chamfered arrises, twin shafts. Left gable end finialed bargeboards. To rear left a C20 red brick 1 storey outshut, rounded at corner, C20 weatherboarded lean-to addition to centre. First floor 2 and 3 light casements. Dentilled brick eaves. Two 2 light dormers with raking heads. Interior: exposed framing, jowled posts, tension braces, stop chamfered joists, clasped purlin roof. Attached to rear of C19 bay are C19 former stables and sheds: a red brick bay with a gauged white brick round headed opening in a relieving arch, weatherboarding beyond with a pantiled roof. To rear an L shaped open range with cast-iron colonnettes, hipped roof. Attached walls with doubly triangulated coping with rolled heads. A moat to SW marks medieval manorial site. (VCH 1914: RCHM Typescript).

5.2 Proposal

- 5.2.1 The description reads as follows: ***Replace 4 no. C20 single-glazed two light (one opening) casement kitchen windows with vacuum glass glazed replacements.***

5.3 Key Issues

- 5.3.1 The key issue for consideration here is whether the works constitute alterations affecting the building's special character, in which case, an application for listed building consent is required or, whether the works are considered lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in which case, a Certificate of Lawfulness of Proposed Works can be granted.
- 5.3.2 Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") provides that anyone who wishes to ascertain whether proposed works for the alteration or extension of a listed building would be lawful (i.e. that the works would not affect the character of the listed building as a building of special architectural or historic interest) may make an application to the local planning authority, describing the works, in order to receive a formal response – a certificate of lawfulness of proposed works. Section 26H broadly mirrors the provisions of section 192 of the Town and Country Planning Act 1990 ("the 1990 Act") in respect of certificates of lawfulness of proposed use or development in the planning system. Sections 26I and 26K were inserted into the Act by section 61 of the Enterprise and Regulatory Reform Act 2013 (c. 24) ("the 2013 Act").
- 5.3.3 Applications for Certificates of Lawfulness of Proposed Works cannot be submitted in respect of works which have already been carried out as stated in the Guidance Notes on the Planning Portal. The works have not yet commenced on site.
- 5.3.4 The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014, states that such applications should be accompanied by, amongst other things, a statement explaining why the applicant believes the proposed works would not affect the character of the listed building as a building of special architectural or historic interest.
- 5.3.5 A Heritage Justification Statement accompanies this application and which states:

When Little Cokenach was purchased in the late 60s, the then owner, Mr Tony Weston, undertook major alterations to the property. One of these changes which had the most marked impact on the outward appearance of the building was to the fenestration, in particular, the addition of the two pointed "gothic" windows either side of the C19 chimney stack which fronts the

road. However, as far as we can ascertain most of the added windows were standard off-the-shelf Boulton & Paul or equivalent casement windows some of which were set into render. All these alteration works were undertaken prior to the building being listed in 1987.

Historic England's Official List Entry is attached for your ease of reference wherein the only reference to fenestration is as follows:

"To front a large early C19 red brick external stack with a double plinth and 2 C20 pointed arched windows, kneelers to coped offsets with chamfered arrises. Scattered 2 and 3 light recessed C19 and C20 casements."

The windows mentioned in the above listing extract front the road and are not the subject of this revised application. This application concerns 4 x C20 kitchen windows added by the previous owner during his alterations shown in the attached Figure 1 and marked 1 – 4 on the ground floor. These windows suffer from severe condensation during the winter months and despite regular maintenance and our efforts to remove condensation forming overnight on a daily basis, have warped and rotted and are in need of replacement.

Our application proposes the replacement of the 4 windows identified in Figure 1 with vacuum glass-glazed equivalents for the following reasons:

i) We do not believe that replacement of these 4 windows with vacuum glass glazed units will have any bearing on the historic character of the property; these windows are not mentioned in the Listing.

ii) Secondary glazing is never as effective, especially when windows are required to be opened for ventilation.

iii) We have made every effort to improve the thermal efficiency of the building by adding insulation to the floor and ceiling of the attic rooms and to the ceiling and wall of the lean-to that forms the kitchen as well as replacement of glass panels in the adjacent hall. However, our efforts are futile in the face of drafts resulting from ill-fitting single-glazed windows. It is noted that the NHDC Climate Change Strategy includes the ambition to encourage "citizens and businesses to take action to go further and faster in cutting carbon emissions". We would like to contribute to that ambition

5.3.6 Under ref: 21/00083/PRELB (a precursor to ref: 21/03182/LDCLB), the applicant says that it was his "understanding that the glazing was a C20 addition made by the previous owner and who made the bulk of the alterations in the 1970s including the pointed arched windows to the road-facing side of the building". Assuming the hall glazing is contemporaneous with these other works and considering that Little Cokenach was not added to the Statutory List of Buildings of Special Architectural or Historic Interest until 3 June 1987, it is most likely that the works were undertaken pre-listing.

5.3.7 Application ref: N/454/67 is of interest, the microfiche file of which shows the subdivision of this property into two cottages in 1967. The proposed ground floor plan indicates that the C20 weatherboarded lean-to addition to centre of the rear elevation was added at this time.

5.3.8 As stated in the application form:

"The use of vacuum glass glazing has the advantage of the appearance of single glazing but with a significantly improved thermal performance due to the low U-value."

5.3.9 The application form continues:

“..... we have already maximised the amount of insulation in the roof space above the ‘lean-to’ which forms the kitchen and hall and behind the weather-boarded outside wall. Replacement of single-glazed panels in the hallway adjacent to the kitchen with bespoke double-glazed panels was the subject of our previous application granted 20/1/22 Ref 21/03182/LDCLB.”

5.4 Conclusion

5.4.1 I concur generally with the views above in that the existing windows subject of this application are not considered to be of architectural or historic interest, and that their replacement with similar window types but with enhanced thermal performance will not affect the listed building’s special character. It is considered, therefore, that listed building consent is not required and that a Certificate of Lawfulness of Proposed Works should be granted.

6.0 Recommendation

6.1 That a Certificate of Lawfulness of Proposed Works be **GRANTED**.

1. The proposal would not constitute an alteration affecting the special character of this listed building and is lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 July 2025	