

Application for a Certificate of Lawfulness of Proposed Works to a listed building.

The Planning (Listed Buildings and Conservation Areas) Act 1990: sections 26H and 26I, as inserted
by section 61 of the Enterprise and Regulatory Reform Act 2013.

The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr	First name:	HUGH
Last name:	PARKER		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	LITTLE COKENACH		
Address 1:	NUTHAMPSTEAD		
Address 2:			
Address 3:			
Town:	ROYSTON		
County:	HERTFORDSHIRE		
Country:	ENGLAND		
Postcode:	SG8 8LS		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:
(must be pre-application submission)

Details of pre-application advice received?

5. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked):

Grade I ☐ Grade II* ☐ Grade II ☒ Don't know ☐

6. Description of Proposed Works

Please provide a detailed description of the proposed works (including existing and proposed materials and finishes) together with details of those part(s) of the building that are likely to be affected. A plan should also be included which clearly identifies the listed building to which your application relates (drawn to an identified scale and showing the direction of North):

The proposal is to replace four C20 single-glazed two light (one opening) casement kitchen windows with vacuum glass glazed replacements. The windows to be replaced are labeled 1, 2, 3 & 4 in Figure 1. Schematic drawings of the proposed replacement windows are shown in Figures 2 and 3 while the technical specification of the proposed vacuum glass glazing is provided at annex.

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. It should be noted as shown in the ground floor plan (Figure 1) none of these windows are visible from the road.

The reasons we are proposing this alteration are twofold i) to improve the performance of this part of the building with respect to heat loss and ii) to reduce the severe condensation experienced during winter months. These windows have suffered warping and rot despite regular repair and maintenance. In respect of thermal efficiency, 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.

7. Grounds for Application

Please state why you consider that a Certificate of Lawfulness of Proposed Works should be granted for these works i.e. why they do not require listed building consent and will not affect the character of the listed building as a building of special architectural or historic interest:

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

- i) We do not believe that replacement of these 4 windows with the proposed vacuum glazed units will have any bearing on the historic character of the property; these windows are not mentioned in the Listing. As can be seen from the attached photographs and figures these windows cannot be seen clearly from the road.
- ii) Secondary glazing is never as effective, especially when windows are required to be opened for ventilation.
- iii) We understand that precedent has been set by the approval of full double glazing to Skylark Cottage, (formerly, Martins Cottage) Bell Lane, Nuthampstead.
- iv) We have made every effort to improve the thermal efficiency of the building, however, our efforts are futile in the face of drafts resulting from ill-fitting single-glazed windows. We note 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".

Please list any supporting documentary evidence which accompanies this application:

- | | |
|----|---|
| 1. | Historic England List Entry 1175660 for LITTLE COKENACH, 03-Jun-1987 |
| 2. | Little Cokenach property Location in Nuthampstead |
| 3. | Figure 1 showing location of the C20 windows we would like to replace and Figures 2 & 3 showing proposed replacements |
| 4. | 4 x photographs of existing glazing showing context - NB. none of these windows are clearly visible from the road |
| 5. | Heritage Justification Statement & Annex re. Vacuum glass |

8. Certificate of Lawfulness of Proposed Works - Interest in Listed Building

Please state the applicant's interest in the listed building?

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☒ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give names and addresses of anyone you know who has an interest in the listed building:

Name	Address	Nature of interest in the listed building	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
Mrs Barbara Parker	Little Cokenach, Nuthampstead	Joint-owner	☒	☐	
			☐	☐	
			☐	☐	
			☐	☐	

9. Authority Employee / Member

With respect to the Authority:

1. I am a member of staff 3. I am related to a member of staff
2. I am an elected member 4. I am related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role:

10. Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all the information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Certificate of Lawfulness of Proposed Works is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:



The original and 3 copies of such evidence verifying the information included in the application as you can provide:



The original and 3 copies of a plan which identifies the listed building to which the application relates drawn to an identified scale and showing the direction of North:



11. Declaration

I/we hereby apply for a Certificate of Lawfulness of Proposed Works as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant

H D PARKER

Or signed - Agent

Date (DD/MM/YYYY):

23/03/2025

(date cannot be pre-application submission)

WARNING:

Section 26J of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 26I(6) enables the authority to revoke a Certificate they may have issued as a result of such false or misleading information.

12. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

+44

Country code:

Mobile number (optional):

+44

Country code:

Fax number (optional):

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Hugh Parker

Telephone number:

Email address: