

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01581/FPH & 25/01582/LBC
CASE OFFICER:	VW
APPLICATION SITE:	188 Park Lane, Old Knebworth, Knebworth, Hertfordshire SG3 6PS
DESCRIPTION OF WORKS:	Replacement rear French doors. Single storey extension to existing detached garden room to facilitate office space. Replacement rear French doors and internal alterations.

RECOMMENDATION:

I suggest the descriptions are amended as follows:

- **25/01581/FPH** - Replacement rear French doors with additional side lights. Single storey extension to existing detached garden room to facilitate office space (as amplified by photos and as amended by drawing no. 0372-RIC-XX-ZZ-DR-A-0100-P02 received on 17.09.2025).
- **25/01582/LBC** - Replacement rear French doors with additional side lights and internal alterations (as amplified by photos and as amended by drawing no. 0372-RIC-XX-ZZ-DR-A-0100-P02 received on 17.09.2025).

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC), 66(1) (FPH) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The internal and external alterations will have a small impact upon the building's special character.

Impact on character or appearance of the Old Knebworth Conservation Area.

The extension to the existing detached garden room will have a small impact upon the CA's appearance.

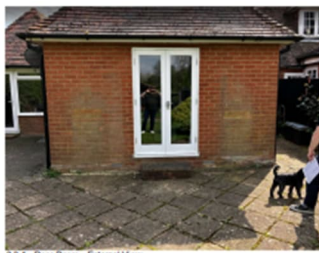
Harm, preserve or enhance.

There would be no harm to the building's special character.

DETAILED ANALYSIS AND CONSIDERATIONS:

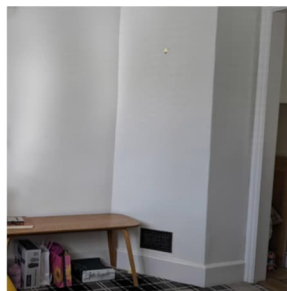
I previously raised a concern regarding the proposed side lights to the rear glazed doors stating that *"had it not been for the fact that the host building is Lutyens-designed I may have been slightly less concerned with the proposed sidelights, but it is important that alterations / additions are sympathetic and maintain the quality of Lutyens' work"*. I went on to say that *"although the proposal will not result in the loss of historic fabric, the opening-up of this aperture with wide sidelights will, in my opinion, have a mildly erosive impact on the listed building. A far better arrangement and a good compromise that would allow more natural light, would be to reinstate French doors with glazing bars and perhaps narrower, half-height sidelights with window sills"*.

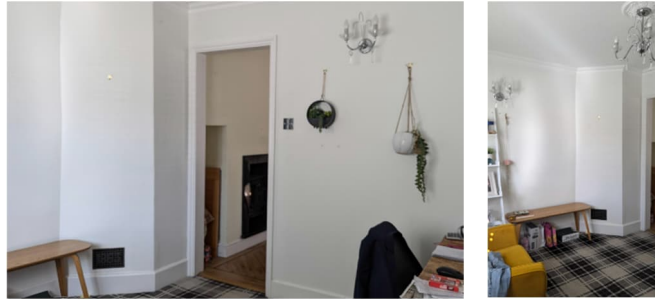
As noted below the rear elevation has been amended and the fenestration is a considerable improvement and more respectful of the host building's significance and is acceptable.



The only issue this raises is how this will be implemented. Only yesterday, I offered my comments on a proposal next door at no.190 under refs: 25/01892/FPH & 25/01893/LBC for 'Replacement of 9 existing timber frame windows with double glazed white flush timber casements'. I have raised an objection to that scheme on the basis that replacement Anglian Windows with their 28mm double-glazing system and applied glazing bars with a spacer between and where the internal profile does not match the existing windows, will fail to respect the listed building's special character. It is important that the applicant at no.188 is fully aware of the specification sought i.e. slimlite glazing with 'through' glazing bars and this will need to be conditioned.

With respect to the internal alterations, I previously stated that the wall proposed to be removed is a load bearing one and forms part of the building's original construction. I went on to say that *"although the loadbearing wall was consented to be removed in 1985, the corner stack remained intact on the ground floor. In the 1997 scheme the corner stack is shown truncated, and a material start was made to that consented scheme so works to the stack are consented. If the stack remains intact and considering that I have not been to site or seen a photo of the corner stack I am currently unable to say whether harm would be occasioned to this listed building"*. I note the photos received including the image of the 1883 ventilation grille (which is interesting in that the house was built in 1903) and conclude that this aspect of the internal works will not occasion harm to the listed building's special character.





Suggested conditions (LBC only)

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The alterations hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the alterations are carried out in accordance with details which form the basis of this grant of listed building consent.

3. Joinery section details of the replacement French doors and side lights including 1:1 section detail of the proposed glazing system and glazing bars shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the doors and side lights. Thereafter the doors and side lights shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

CONCLUSION:

The scheme is unobjectionable.

OFFICER: Mark Simmons

DATE: 02/10/2025