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Re: Consensus response from NHDC requested formally.

From [Anthony Roche](#) on 2025-05-16 17:59 Details  Headers  Plain text

To protect your privacy remote resources have been blocked.

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Dear Mr Gass

Reviewing the recent correspondence it appears that we continue to repeatedly go over the same grounds. I hope the below provides clarity.

We have granted LB consent for 16 **slim profile timber framed** windows to Keeper's Cottage (Grade II LB) in accordance with the Direction from the Secretary of State subject to a condition requiring details, as drawings of the proposed windows were not submitted with the application. You have submitted some details required by the condition, but these are insufficient, and the condition has not been discharged.

You have now submitted another application for LB consent for 16 **uPVC** windows without any details. In the light of the Inspector's report and the Secretary of State's decision to refuse LB consent for **uPVC** windows, we have refused to validate the application without detailed drawings of the proposed uPVC windows.

I understand that the Luton Airport approved contractor will only fit **uPVC** windows, which would not be suitable for your listed premises in light of the Secretary of State's decision. As a general comment it strikes me as rather odd that the Luton Airport scheme does not take into account the needs of listed buildings in this way and I have asked colleagues to write to Luton Airport to raise this with them as it could relate to a number of properties (not just yours). I have also asked that you be advised of any response we receive.

I need to make it completely clear that North Herts Council has no responsibility/liability for the Noise Insulation Scheme. As far as I am concerned it is operated and funded by Luton Airport, a completely separate entity from LLACC (which is a Consultative Committee and purely advisory, as its website makes clear). It is also worth pointing out that our councillor representative does not sit on LLACC on behalf of the Council's Local Planning Authority function and therefore whatever discussions are had by the representatives of 20+ organisations which form the LLACC they cannot bind the statutory decision making processes of the Council as Local Planning Authority. It is frankly non-sensical to suggest otherwise.

I also confirm that we will not be providing the drawings that you have requested. This is your responsibility to provide, not ours as the Local Planning Authority which will be determining their acceptability. You are asking us to be both poacher and gamekeeper, which is a clear conflict of interests.

Colleagues will update you on any response received from Luton Airport about the limitations of their scheme as far as listed buildings are concerned.

In the meantime I would urge you to supply the drawings required so that we can move this forward to a conclusion.

Many thanks

**Anthony Roche**

Pronouns he/him

Chief Executive

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www.north-herts.gov.uk**From:** John Uk2 **Sent:** Wednesday, May 14, 2025 3:07 PM**To:** Shaun Greaves <shaun.greaves@north-herts.gov.uk>; Anthony Roche <Anthony.Roche@north-herts.gov.uk>; Legal Services <legalservices@north-herts.gov.uk>**Subject:** Re: Consensus response from NHDC requested formally.

Dear Mr Greaves

The two requests are the same.

LLACC chose my property Keepers Cottage for noise insulation in 2022,

Therefore nhdc in its position on the LLACC chose my property a listed building.

At the time only UPvC windows were provided by the dole contractor and LLACC have confirmed in 2024 that no timber framed double glazing had been installed under the scheme.