



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr John Gass
Keepers Cottage
2A Orchard Way
Breachwood Green
Hitchin
SG4 8NT
United Kingdom

Applicant:

Mr John Gass

PARTICULARS OF DEVELOPMENT

Application: 25/00956/LBC

Proposal: Replace 16no. existing single-glazed timber-framed windows with white Upvc double-glazed windows.

Location: Keepers Cottage, 2A Orchard Way, Breachwood Green, Hitchin, Hertfordshire, SG4 8NT,

Refused Plan Nos:

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 22 May 2025.

The reasons for the Council's decision to refuse Listed Building Consent are:

1. Notwithstanding the fact that document entitled 'Luton Investment Proposal' dated 13 May 2025 and prepared by Evander indicates that flush casement windows are proposed, by reason of the choice of frame material (Upvc), lack of glazing bars and no details of the glazing system (slimlite or otherwise) means that the proposed replacement windows will occasion harm to the listed building's special character.

Whilst Upvc flush casement windows would render the land capable of Reasonable Beneficial Use ("RBU"), the proposed window type would occasion a moderate level of less than substantial harm and there would be no public benefit resulting from this proposal. The proposal would not satisfy the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF or the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031. Furthermore, the proposal does not adhere to the direction given in the Secretary of State's formal decision on 10 December 2024 that North Hertfordshire District Council shall grant listed building consent, if an application is made, for the replacement of 16no. single-glazed timber-framed windows with slim profile timber double glazed windows.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 15 July 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely

because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.