

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01044/LBC	Replacement of 6 no. deteriorated timber windows with Accoya hardwood vacuum sealed single glaze windows	Avenue Farm Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QD

Submitted Plan Nos

Window sections plan Location plan CLS 22004002 Rev 1

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

22/00954/LBC- Reconstruct 3no. existing dormers to front elevation and install new single-glazed windows. Replace existing single-glazed utility.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **St Ippolyts Parish Council** – No objections.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Avenue Farm is a Listed Building Grade II* located within the Gosmore Conservation Area.

The list entry is as follows:

ST IPPOLLITS MAYDENCROFT LANE 1827 (South side) Gosmore

Farmhouse. Late medieval N wing. E wing c. 1700 wing (possibly older wing remodelled) with new entrance in E front. Timber frame brick cased. E wing largely brick in dark red brick with black headers and light red brick dressings and arches. Steep old red tile roofs. East wing half-hipped. Old 2-storeys N wing, facing S, has large internal chimney at junction of wings with gabled stair projection to N of it. Larger stair tower added in angle with new or remodelled E-wing later. E wing or 2 storeys and attics has central passage and 2 rooms to each floor with rearwall chimneys projecting externally. Fine symmetrical E front 5 windows wide with central entrance. 3 flat topped dormer windows on steep roofslope. Widely projecting wooden modillioned eaves cornice. Flush box sash windows with gauged flat arches with 6/6 panes on 1st floor but 6/9 panes in taller ground floor windows. 3 moulded stone steps with splayed iron hand rails to 6-panels divided door, upper panels fielded, bottom panels flush beaded. Semi-circular fanlight with radial fan in pilastered Doric doorcase with dentilled entablature and triangular open pediment. Early C18 stair has awkward access to attic. Panelled room with original fireplace on ground floor off stone floored entrance. Name refers to broad mature beech avenue extending to E of house on axis of its E front. (Pevsner (1977)148: RCHM Typescript).

5.2 **Proposal**

- 5.2.1 Replacement of 6 no. deteriorated timber windows with Accoya hardwood vacuum sealed single glaze windows.

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Gosmore Conservation Area.
- 5.3.2 Windows are often a significant feature of listed buildings. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks. There is much by the way of guidance provided by local planning authorities which discourages the installation of double-glazed windows into listed buildings and whilst North Herts does not have specific guidance on this matter, it is important that the following are considered when considering replacement of windows:
- ☐ Evidence of craftsmanship
 - ☐ Use of old or rare materials
 - ☐ Detail of design

If the existing windows contribute positively to the building's special character and the frames are capable of repair, this should normally be the way forward.

Historic England guidance entitled 'Traditional Windows: their care, repair and upgrading' published in 2017.

- 5.3.3 At page 54 of this guidance it states:

"If used in multi-paned windows, IGUs will generally be less efficient than secondary glazing since even the most efficient units will not overcome thermal bridging through the frame and glazing bars....".

5.3.4 Further on, Historic England's general approach to the alteration or replacement of windows is set out below:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

5.3.5 Thermal upgrading of windows is considered in some detail. Historic England refers to recent research which has shown that by using secondary glazing with low emissivity coating, heat loss can be reduced by over 60%. It does not rule out the use of double-glazed windows in listed buildings but explains that conventional double-glazed units which are between 22 and 28mm thick, or slim profile double-glazed units which are between 10 and 16mm thick, differ from traditional glass which is normally between 2 and 3mm thick. It is acknowledged that 'slimline' 16mm double-glazed units will have less of a harmful visual impact when compared with 'conventional' 22-28mm double-glazing but this does not necessarily mean that this is acceptable.

5.3.6 The Listed Property Owners Club acknowledges the above Historic England guidance which specifically addresses the subject of thermal upgrading of windows and double glazing. It describes that assessing the significance of a window and understanding the contribution it makes to the significance of the building is the key first step in deciding the correct approach to any alterations or upgrading. Where historic fenestration survives, Historic England explains that it is often an irreplaceable resource that should be conserved and repaired wherever possible. It describes how to determine the

architectural and historic significance of windows so that decisions about altering them can be made in an informed way.

Guidance on Alterations to Listed Buildings

IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.7 At 4.3.4 it states:

“Proposals to double-glaze existing windows are often inappropriate as well as having a surprisingly high carbon impact and a short lifespan. Thicker glazing units require glazing bars to be modified to accommodate them and the window will then have a very different appearance.”

Whilst at 4.3.5 it states:

“Applied glazing bars to the surface of windows or sandwiched between panes of double-glazing are generally inappropriate. Secondary glazing may be acceptable subject to careful location of the framing elements so as not to be disruptive to the visual appearance when seen from the exterior.”

Impact on the listed building

5.3.8 The energy performance of listed buildings is at the forefront of several applications recently and this application is no exception.

5.3.9 The proposed windows are considered to be appropriate in design as single glazed units and the materials and will not have a detrimental impact on the significance of the listed building nor the character of the conservation area.

5.4 Alternative Options

5.4.1 None.

5.5 Pre-Commencement Conditions

5.5.1 None applicable.

5.6 Conclusion

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Gosmore Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 Recommendation

6.1 I recommend that listed building consent be **GRANTED**.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 June 2025	