DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00424/LBC	Replace French doors and sidelights at rear with double-glazed French doors and sidelights with same glazing pattern.	Clifton House Hill End Farm Lane Langley Hitchin Hertfordshire SG4 7PT

Submitted Plan Nos
Loc Plan Proposed replacement door Details

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 Site History

2.1 **91/01277/1LB** – Retention of replacement timber patio doors and window and internal alterations & dwelling.
CON

16/00916/1GEN – Replacement French windows.
Advice provided

3.0 Representations

3.1 **Langley Parish Meeting** – No comments received.

Press & site notices – No representations received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Clifton House is grade II listed and is described in the list entry as:

Country house, now 3 properties and attached garden wall at NE. Circa 1911 by E.L. Lutyens for Mrs. Fenwick as Hillend. Narrow dark red brick in English-bond with lighter red brick dressings, moulded stonework details, coved plaster eaves cornice. Steep handmade red tile roofs with swept valleys. A Georgian revival style 2-storeys H-shaped house facing W with wedge-shaped 2-storeys service wing (now Clifton House) adjoining on N facing the lane. Roof sweeps down to single-storey at entrance in recessed centre with moulded stone eaves gutter on W between 2-storeys wings. Central double doors flanked by 4-lights casement windows with small panes 3 hipped dormer windows on roof slope with leaded glazing and oak frames. Large rectangular central chimney. Flanking 2-storeys blocks have deep coved eaves, sash windows with 16/12 panes, and plat-band returned round LH wing ending in a circular brick 'dot'. In front of entrance a York stone terrace with hemicycle niches in brick piers with stone coping, at each end, similar to the gate piers at Temple Dinsley (q.v.). 7-bays, 2-storeys garden front on E has French doors on ground floor and casement windows to 1st floor. Central 3-bays recessed flanked by tall square piers, stone capped and with fat lead urns, linked by panelled parapet. N face of service wing has 3 casement windows to 1st floor interrupting the eaves band, central door in recessed panel, 2 rectangular-leaded larder windows, and projecting beaked moulding of garden wall coping continued across ground floor of building. Wall higher continues to E alongside lane with heavy panelled door in recessed round-arched gateway with splayed external jambs, segmental outer arch and tile courses as spandrels. (Pevsner (1977)222: Lutyens Exhib Cat (1981)194).

4.2 Proposal

4.2.1 See description above.

4.3 Key Issues

4.3.1 The key issues are to assess the impact of the proposal upon the building's special character. Apart from consideration of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed submission, October 2016), the proposal is also to be considered in terms of Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 The submitted 'Heritage, Design and Access Statement' (HDAS) states the following:

"….. The doors are of modern construction, and are beyond practical repair. All 4 lower rails and stiles require extensive rebuilding, as most of the lower section has either had poor splice repairs, and there are now large areas of filler to the jambs and lower rails. Large areas of the sill are also rotten ….. The existing doors are a pair of painted single glazed 15 pane doors, with 10 pane sidelights. Made in softwood with a hardwood sill. All the glazing is modern float glass. The doors are installed in a wall that used to form part of a courtyard but has since been converted into a rear room, probably in the 1980's…."

4.3.3 Further on, the submitted HDAS states the following:

"….The proposal is to replace the doors and fixed sidelights with the same design, copying the glazing bar details from other original windows, which are slightly thinner (29mm) than the bars in the more modern doors 32mm. The proposed doors will be flush timber doors, the frame made in treated softwood with a hardwood sill. The glazing will be heritage slimline double glazed units, 14mm wide with a solid white spacer, painted white. Sash ovolo mouldings will replicate the mouldings on the other

original windows. 12mm thick heritage units are also available. The glazing bars if the existing doors while a sash ovolo moulding are not quite the same as the original windows, being slightly thinner. The use of the slimline units, prevents the double reflection associated with larger standard units, and the use of a solid warm edge spacer in white further disguises the double glazing. The double glazing will also prevent the damage caused to timber doors due to condensation. The glazing will be bedded in a putty compound, with a traditional putty finish externally in a long life putty. This approach will not in any way damage the fabric of the listed building. The proposed changes will enhance the appearance and practical use of the building….".

4.4 Conclusion

4.4.1 It is considered that the proposed replacement double-glazed French doors and side-lights with 12mm slimline double-glazed units, will not occasion harm to the listed building. The proposal, therefore, satisfies Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016) and is **UNOBJECTIONABLE**.

5.0 Recommendation

5.1 That listed building consent be **GRANTED** subject to the following condition:

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2018	