

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01898/FPH	Replacement windows to front and rear elevations at ground and first floor level.	49 Silver Street Ashwell Hertfordshire SG7 5QL

Submitted Plan Nos

Location Plan SW-01 Block Plan SW-02 SW-03

1.0 Local and National Policy

1.1 National Planning Policy Framework (NPPF) (2026)

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 17: Pollution, public protection and security

Policy P3: Living conditions and pollution

Chapter 20 Conserving and enhancing the historic environment

Policy HE4: Securing the conservation of heritage assets

Policy HE5: Assessing effects on heritage assets

Policy HE6: Proposals affecting designated heritage assets

Policy HE7: Decisions on non-designated heritage assets

Policy HE9: Conservation areas

1.2 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Design and Sustainability
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions, replacement dwellings and outbuildings
Policy D3 Protecting living conditions
Policy HE1 Designated heritage assets

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

1.4 **Ashwell Neighbourhood Plan (2021)**

Policy ASH 3 Character of Development
Policy ASH 4 Design of Development
Policy ASH 6 Environmentally Sustainable Design
Policy ASH 7 Protecting Historic Assets

2.0 **Relevant Site History**

2.1 Planning permission was granted under 03/00991/1HH for a part two storey and part single storey rear extension. This consent has been implemented.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.3 **Ashwell Parish Council** – No objection.

3.4 **NHC Conservation Officer** – Informal discussion at Conservation Surgery on 21st September 2026 where it was agreed that the replacement windows would have no effect on the significance of the heritage asset.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the south eastern side of Silver Street and is within the Ashwell Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for replacement windows to front and rear elevations at ground and first floor level.

4.2.2 A Planning Statement has been submitted in support of the application which identifies the existing windows and assesses the proposed replacement windows. The Statement demonstrates that the proposed windows are considered to be appropriate replacements in terms of their design, appearance and overall compatibility with the character of the building.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- Design and appearance
- The impact of the development upon the designated heritage asset: Conservation Area.
- The impact the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the development would have on the environment.

Design & Appearance

4.3.2 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. This chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.

4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.

4.3.4 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.

4.3.5 The proposal seeks the replacement of eight existing timber-framed metal casement windows, comprising six windows within the front elevation and two within the rear elevation, with new timber casement windows. The existing 12-pane casement windows would be replaced with 6-pane casement windows incorporating a LandVac vacuum glazing system. The proposed timber frames and replacement window sills would have a white painted finish.

4.3.6 Whilst the replacement of the existing windows would result in a degree of change to the appearance of the building within the street scene and wider Conservation Area, it is considered that the proposed timber replacement windows would remain sympathetic to the character and appearance of the property.

4.3.7 I am therefore satisfied that the proposal is considered acceptable and in accordance with Policies D1 and D2 of the Local Plan and Chapter 4 Policy S3 and S4 and Chapter 14 Policy DP3 of the NPPF.

Impact on Heritage Assets

4.3.8 Within a Conservation Area, the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. National planning policy relating to the conservation and enhancement of the historic environment is set out in Chapter 20 of the NPPF. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.

4.3.9 Chapter 20 of the NPPF seeks to conserve and enhance the historic environment by protecting heritage assets in accordance with their significance and ensuring that any harm is fully justified and weighed against the public benefits of development.

4.3.10 Whilst the submitted window details do not incorporate applied glazing bars, which would ordinarily be the preferred approach in heritage terms, the proposed LandVac vacuum glazing system is of a high quality and capable of achieving a suitably traditional appearance. On balance, the use of stick-on glazing bars in this instance is considered acceptable and would preserve the character and appearance of the host building. Accordingly, the proposal would result in no harm to the significance of the heritage asset.

4.3.11 I am satisfied that the development is in accordance with Policy HE1 of the Local Plan and Chapter 20 Policies HE4, HE5 (2)(b), HE6 and HE9 of the NPPF.

Impact on Neighbouring Properties:

4.3.12 A core planning principle set out in Chapter 17 of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.

4.3.13 I am satisfied that the proposed development would not impact existing residential amenity to any significant degree as the proposed is for replacement windows and not the provision of new ones. Therefore the proposal would be in accordance with Policy D3 of the Local Plan and Chapter 17 Policy P3 of the NPPF.

Biodiversity Net Gain (BNG)

4.3.14 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

4.3.15 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.16 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.17 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Chapters 4, 5, 14, 17 and 20 of the NPPF 2026.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development 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 development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

3. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 22 September 2026	