

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01678/LBC	Replacement of existing secondary glazing for 2 no. windows (W12 and W21) and addition of secondary glazing to 16 no. windows.	Gannock Green Farm House Gannock Green Gannock Road Sandon Buntingford Hertfordshire SG9 0RH

Submitted Plan Nos

2420.01 2420.16 2420.12A

HE1

Designated heritage assets

SECN16

Conserve + enhance historic environment

2.0 **Site History**

2.1 Please see file for full planning history but the following are the most recent significant applications:

10/03003/1LB - Retrospective application for insertion of a serving hatch between the dining room and kitchen, removal of a modern (plasterboard) ceiling and reinstatement of a new ceiling at higher level in the family/breakfast room and insertion of a new opening and door between the bathroom and bedroom at first floor.

CON 27.01.2011

12/01554/1LB - Enlarging of ground floor french doors; insertion of new first floor window; addition of ensuite to second floor including new door opening; removal of lath and plaster on second floor and insertion of two new windows.

CCON 20.09.2012

13/00989/1HH - Single storey rear extension.

CP 08.07.2013

13/00990/1LB - Single storey rear extension with alterations including opening up between kitchen and extension, enlarging french door opening from existing lean-to and repositioning existing first floor bathroom window. Insertion of two rooflights into existing lean-to roof.

CCON 08.07.2013

25/00426/LBC - Internal alterations to create access to existing loft space to facilitate conversion into dressing room. Insertion of two additional conservation rooflights. Replace two fixed rooflights with openable conservation rooflights and convert existing glazed ceiling panel into glazed openable hatch.

CCON 24.04.2025

25/00427/FPH - Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).

CP 29.04.2025

25/00428/LBC - Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).

CCON 29.04.2025

25/00429/LBC - Alterations to utility/boot room including replacement fenestrations, stable door, roof hip tiles to lead rolls and insertion of one conservation rooflight.

CCON 24.04.2025

**25/00430/FPH - Erection of detached two bay cart lodge.
CP 29.04.2025**

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ 135 c) (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ 207 (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ 210 (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ 212 (*great weight should be given to the asset's conservation*),
- ☐ 213 (*clear and convincing justification*), and
- ☐ 215 (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 Representations

4.1 **Sandon Parish Council** – No comments received.

Press & site notices – No comments received.

5.0 Planning Considerations

5.1 Site and Surroundings

5.1.1 Gannock Farmhouse is a large, detached Grade II listed dwellinghouse which has been altered and extended over both the 18th and 19th centuries. Various outbuildings exist that would have formed part of the farmstead and which are also listed having since been converted into residential use with their own individual curtilage. The location of the site is situated on a rural road that runs between the A505 Royston to Baldock road, and the A10 at Buckland. The building is described in the Historic England list entry at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1307996?section=official-list-entry>

5.2 Proposal

5.2.1 The application is described as: ***Replacement of existing secondary glazing for 2 no. windows (W12 and W21) and addition of secondary glazing to 16 no. windows.***

5.3 Key Issues

5.3.1 The key issue is to consider the impact of the proposal upon the listed building's special character.

5.3.2 The submitted Design and Access & Heritage Statement states:

Removal of existing secondary glazing

It is proposed to remove the casement secondary glazing to windows W12 (bedroom 4) and W21 (shower room). These are 20th/21st Century additions so are not historic.

The secondary casement glazing is more successful in the bedroom than in the shower room and, while it does help improve the thermal performance and reduce draughts, its visual appearance detracts from the sash windows. It is therefore proposed to replace with new secondary glazing which will match elsewhere in the house as set out in the following proposals. This will provide a consistent appearance.

New secondary glazing

New secondary glazing for all existing windows outlined in the condition schedule above with the exception of windows W5, W6, W7, W8, W9, W10 & W11, as all these windows still have working lifting sash shutters making it inappropriate and practically difficult to try and incorporate secondary glazing.

The proposed secondary glazing will need to be designed to suit each opening and type of window (sash or casement) as there is great variability throughout the house together with openings which are significantly out of square. However, the proposal is to use Selectaglaze windows or similar with a mixture of hinged, removable and vertical sliding units. Where necessary, these can be coloured to match existing room décor or with the right specification, timber mouldings can be fitted to the edges of the secondary glazing to allow the frames to disappear behind a surface which can be decorated with the rest of the room. It is the principle of secondary glazing which is seeking consent with this application and details can be conditioned if required.

Pre-application advice

Whilst not formal pre-application advice, during a site visit with the Conservation Officer in April 2025 when considering the recently approved applications noted earlier, the windows were looked at in every room. The Conservation Officer was generally supportive of secondary glazing although not where shutters were present. He was keen for the existing casement secondary glazing to be removed and replaced with something more appropriate so that all the secondary glazing was consistent throughout the house where possible.

Impact on the listed building and the benefit

There is no harm proposed to the historic fabric. The visual impact of secondary glazing when carefully detailed will be negligible from outside and unobtrusive internally and can always be reversed without any long-term detriment to the listed building. The thermal benefits will significantly reduce the heat lost through the fabric of the building as well as significantly reducing the energy required to heat it.

- 5.3.3 The above is a convincing justification (para 213) and I can confirm the above is a true record of verbal informal 'pre-application' advice given on site earlier this year.

5.4 Alternative Options

- 5.4.1 Nonapplicable.

5.5 Pre-Commencement Conditions

- 5.5.1 Nonapplicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character, thus, will 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 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** 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 October 2025	