

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Blake Architects
1 Coves Barn
Jackbarrow Road
Winstone
Gloucestershire
GL7 7JZ

Applicant:

Mr Bim Afolami

Application:

26/01470/LBC

Proposal:

On principal elevation (east and return gable on north side), restore existing sashes and frames with some bottom sashes replaced using 4mm float glass and replacement cills and replace dormer casements using 8.15 mm vacuum glazing. Replace existing secondary glazing with new thin frame heritage system. Install new secondary glazing to fanlight over door. On rear & mid-range and south elevation, retain outer frames but replace casements using 8.15 mm vacuum glazing and replacement cills. Redecoration of windows and doors (as amended by drawing nos. 206080-04; -05 and -06 received on 04.08.2026 and amplified by revised quotations received 15.08.2026).

Location:

Great Offley House, Kings Walden Road, Offley, Hitchin, Hertfordshire, SG5 3EA

Approved Plan Nos:

206080-04 (WF7), 206080-05 (WS2, WS3 and WS4)
206080-06 (WG9), Location plan
PL.01, PL.02, PL.03, PL.04

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 2 July 2026.

The consent is subject to the following conditions:

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.

2. Window WG9 shall be implemented in accordance with approved drawing no. 206080-06 received on 4 August 2026 and the Phase 2 (Back of House / Side)- Onsite Quote revised on 31 July 2026 and received on 15 August 2026.

Reason: For the avoidance of doubt and to ensure that special regard is paid to the special character of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

3. As set out in Phase 2 (Front of House and Side Window) - Onsite Quote - Revised 31st July 2026, the lower sash to Window WG12 shall be replaced using existing glass from the sash removed unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that special regard is paid to the special character of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. Window WF7 shall be implemented in accordance with approved drawing no. 206080-04 received on 4 August 2026 and the Phase 2 (Back of House / Side) - Onsite Quote revised on 31 July 2026 and received on 15 August 2026.

Reason: For the avoidance of doubt and to ensure that special regard is paid to the special character of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. Windows WS2, WS3 and WS4 shall be implemented in accordance with approved drawing no. 206080-05 received on 4 August 2026 and the Phase 2 (Front of House and Side Window) - Onsite Quote revised on 31 July 2026 and received on 15 August 2026.

Reason: For the avoidance of doubt and to ensure that special regard is paid to the special character of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 25 August 2026

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 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.