

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01470/LBC	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).	Great Offley House Kings Walden Road Offley Hitchin Hertfordshire SG5 3EA

Submitted Plan Nos

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

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 Please note planning history below (excluding TCAs, GENs and applications relating to barn).

15/01578/1HH – Rear conservatory.
R 07.10.2015

15/01942/1LB – Rear conservatory.
R 07.10.2015

15/03258/1LB – Ground floor and first floor rear conservatories following removal of existing conservatories, Internal and external alterations.
CCON 18.04.2016

16/00471/1HH – Ground floor and first floor rear conservatories following removal of existing conservatories.
CP 18.04.2016

23/00518/LDCP – Installation of windows and doors
WNPW

25/00539/LBC – Replace existing single glazing in windows and doors with LandVac vacuum sealed double glazing.
WD

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant.

3.2 The following paragraphs of Section 20 of the National Planning Policy Framework (August 2026) are particularly relevant:

- **HE4:** Securing the conservation of heritage assets
- **HE5:** Assessing effects on heritage assets
- **HE6:** Proposals affecting designated heritage assets

4.0 Representations

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

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 Great Offley House is grade II listed and located to the south but outside Great Offley Conservation Area. The building and the area are designated heritage assets for the purpose of applying the aims of the NPPF. The list entry is provided at the following link.

<https://historicengland.org.uk/listing/the-list/list-entry/1295486?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The application is described as: ***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).***

5.3 **Key Issues**

- 5.3.1 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".* The key issue is to assess the impact of the proposal on the listed building's special character.

- 5.3.2 The list entry references several windows (highlighted in bold):

*..... A larger rectangular house of 2 storeys, cellars and attics facing E, comprising 3 parallel ranges. **E front 3 windows wide with flat gauged arches to each floor. 3 gabled dormers on roofslope with 2-lights casement windows. Triple-sash windows with small panes on both floors, but single sash window with 6/6 panes over the central entrance. Pilastered doorcase with fluted consoles, entablature and round headed fanlight to half-glazed double doors in panelled reveals.** Dated rainwater heads. E range has internal gable chimneys and 2 rooms separated by the entrance and stair hall.....*

- 5.3.3 Two quotations were originally submitted with the application and were revised on 20 May 2026. Quote 1 relates to the front and right-hand side window whilst Quote 2 relates to the rear and other side elevation as set out below.

Quote 1

- ☐ WG1 - (new lower sash / upper sash repaired with new secondary glazing)
- ☐ WG2 - (new lower sash / upper sash repaired with new secondary glazing)
- ☐ WG11 - (new pair of slim double-glazed sashes)
- ☐ WG12 - (new pair of slim double-glazed sashes)

- ☐ WF1 - (repairs only and replacement secondary glazing)
- ☐ WF2 - (repairs only and replacement secondary glazing)
- ☐ WF3 - (repairs only and replacement secondary glazing)
- ☐ WS2 - (repairs only and replacement secondary glazing)
- ☐ WS3 - (repairs only and replacement secondary glazing)
- ☐ WS4 - (repairs only and replacement secondary glazing)
- ☐ Front door (secondary glazing to fanlight)

Quote 2

- ☐ WG3, WG4, WG5 (single-glazed), WG6 (single-glazed), WG7 (single-glazed), WG8, WG9, WG10, WF4, WF5, WF6, WF7, WF13, WF14, WF15, WS1,

5.3.4 A site visit was convened on 31 July and attended by the applicant, their architect and a representative of the joinery company (Sash Window Preservation). Each window has been assessed, and a sample of the proposed 8.15mm vacuum glazing system was also inspected. Normally, if considering replacement slimlite or vacuum glazed windows a through bar might be sought.

5.3.5 Apart from WG5, WG6 & WG7 (all single-glazed), vacuum glazing is proposed to all other windows under Quote 2. The following is noted under the subheading Vacuum Glazing.

Each unit is constructed from two ultra-flat panes of toughened glass, held precisely apart by an array of near-invisible micro support pillars, hermetically sealed around the perimeter, and separated by a true vacuum cavity. It is this vacuum, not simply a gas fill, that sets our glazing apart from conventional double glazing, acting as a highly effective thermal barrier that dramatically reduces heat loss and delivers outstanding energy efficiency.

The vacuum cavity also keeps moisture and gases out altogether, so the insulating performance you enjoy on day one is the same performance you'll enjoy decades later. Combined with the inherent strength and safety of toughened glass, our vacuum units are exceptionally durable, slim and versatile, equally at home in a Grade II-listed Georgian townhouse or a contemporary refurbishment. The result is a single, beautifully discreet pane that offers superior thermal insulation, excellent acoustic performance and a significantly reduced environmental footprint.

Manufactured in Britain and fitted by Sash Window Preservation's specialist craftspeople, every unit is backed by our 25-year warranty for complete peace of mind.

0.40 W/m²K U-value glass, the best-performing glazing on the market. Even triple glazing doesn't come close.

5.3.6 The window detailing and the narrowness of the glazing system means that the glazing bar detail on drawing no. 206080-01 is considered to be a close representation of a through bar and is acceptable.

5.3.7 A few adjustments (see below) were suggested on site and additional drawings received. Revised quotations dated 31 July 2026 were received on 15 August 2026.

- ☐ **WG9** – Change window detail as per drawing no. 206080-06
- ☐ **WG11** – Quote refers to slim double-glazing for new pair of sashes. Only lower sash to left hand side to be replaced using single glazing.
- ☐ **WG12** – Lower sash to be replaced but seek to reuse existing glass
- ☐ **WF7** – Change window detail as per drawing no. 206080-07
- ☐ **WS2** – Replace with vacuum glazed pair of 6-pane casements (see drawing no. 206080-05)

- **WS3** – Replace with vacuum glazed pair of 6-pane casements (see drawing no. 206080-05)
- **WS4** – Replace with vacuum glazed pair of 6-pane casements (see drawing no. 206080-05)

5.3.8 Paragraph 2 of **Policy HE5: Assessing effects on heritage assets** of the NPPF states:

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

5.3.9 The works to windows and doors will have a small impact upon significance resulting from the introduction of 8.15 mm vacuum glazing to several window but this is offset by the positive impacts of modifying some windows improving their appearance. Whilst the retention of single glazing would ensure greater authenticity of joinery detailing and glazing systems, this application is also considered in the context of the recently updated NPPF and particularly paragraph 4 of **Policy HE6: Proposals affecting designated heritage assets** which states (my emphasis in bold):

*Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, **and enabling energy efficiency and low carbon heating measures to be employed.***

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 proposed window and door alterations will improve the building's energy efficiency without impairing significance or causing harm to the listed building's special character, thereby, satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 20 of the NPPF (Aug 2026) 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 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 August 2026	