

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02320/LBC	Replacement of ground floor window and front door. (Development already carried out).	96 High Street Codicote Hitchin Hertfordshire SG4 8XE

Submitted Plan Nos

25-344-001 25-344-101

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/01288/FPH - Single storey rear extension. Installation side external steps and replacement courtyard wall. Alterations to fenestration – Pending

2.2 Various applications.

3.0 **Representations**

3.1 **Conservation Officer** – Objection – Notes variation in windows in the conservation area, but considers that the materials of construction are not suitable and would need to be timber. The UPVC would not enhance the Character of the conservation area. Causes less than substantial harm, at the upper end of the spectrum.

3.2 **Parish Council** – Notes use of UPVC double glazed window, and considers this as something that is not suitable for a conservation area. Timber frames are considered to be more suitable. The door is an improvement.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 96 comprises a mid-terrace two storey property off Codicote High Street. The site is within the Conservation Area and is Grade II Listed. The list entry reads as follows:

Terrace with chequered red brick exterior of the later C18. Nos 92-6 have C17 timber frame core with chamfer-stopped floor beams. This section is 3 doors and windows, the ground floor openings segmental headed. C19 casements. Corbelled brick eaves. C17/18 ridge chimney stack between Nos 92 and 94. No 90 is probably early C19. Half hipped roof. Dentilled brick eaves. Vitrified brick. 1 3-light casement.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for:

Replacement of ground floor window and front door. (Development already carried out).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the replacement window and door have on the character and appearance on the grade II listed building.
- 4.3.2 The Conservation officer has raised objection to the window, advising that less than substantial harm, at the higher end of the spectrum would arise. This is due to the use of UPVC to the window frame. Traditional materials of construction, namely, timber is preferred, and would be more sympathetic to the significance and setting of the Listed Building. No public benefits would arise to outweigh the harm identified by the development.
- 4.3.3 The impacts of the development on the character and appearance of the listed building and its significance as a designated heritage asset are not considered to be acceptable.

4.4 **Conclusion**

- 4.4.1 The development runs contrary to the provisions of Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to be contrary with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. Refuse listed building consent.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **REFUSED** for the following reasons:

- 1. The replacement window, by reason of its use of UPVC materials of construction, is not a sympathetic addition to this Listed Building, and would fail to preserve or enhance the significance and setting of this heritage asset. No public benefits are identified to outweigh this harm. The development fails to satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and does not accord with Section 16 of the Framework or Policies SP13 or HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	