

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01632/LBC	Replacement of damaged first floor front elevation single glazed casement window like for like.	19 Roxley Cottages Willian Road Willian Letchworth Garden City Hertfordshire SG6 2AX

Submitted Plan Nos

24-02033-EX001 24-02033-EX002 24-02033-LP001 24-02033-PR001 24-02033-PR-002

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 No planning history.

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of the NPPF (2023 version):

- ☐ **200** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- ☐ **203** (desirability of new development making a positive contribution to local character and distinctiveness),
- ☐ **205** (great weight should be given to the asset's conservation),
- ☐ **206** (clear and convincing justification), and
- ☐ **208** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Letchworth Garden City Heritage Foundation** – No comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 No.19 Roxley Cottages is part of a grade II listed group: Nos. 18, 19 and 20 Roxley Cottages. The terrace is located within the Willian Conservation Area. Both the building and the conservation area are Designated Heritage Assets for the purpose of applying the aims of the NPPF. The list entry reads as follows:

Early C19 range of formerly 4 cottages with one window each, now in 3 occupations. Two storeys. Modern tile roof with rendered stacks. Lean-to additions at ends of range with Welsh slate roofs. Roughcast fronts. Slightly recessed, casement windows of 2 lights with glazing bars. Framed doorways with boarded doors. Former central doorway blocked and replaced by window.

5.2 Proposal

- 5.2.1 The proposal is ***'Replacement of damaged first floor front elevation single glazed casement window like for like'***.

5.3 Key Issues

- 5.3.1 Windows are often a significant feature of listed buildings. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks. There is much by the way of guidance provided by local planning authorities which discourages the installation of double-glazed windows into listed buildings and whilst North Herts does not have specific guidance on this matter, it is important that the following are considered when considering replacement of windows:

- ☐ Evidence of craftsmanship
- ☐ Use of old or rare materials
- ☐ Detail of design

If the existing windows contribute positively to the building's special character and the frames are capable of repair, this should normally be the way forward.

- 5.3.2 Historic England's general approach to the alteration or replacement of windows is set out below:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, They should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

- 5.3.3 The HE guidance describes that assessing the significance of a window and understanding the contribution it makes to the significance of the building is the key first step in deciding the correct approach to any alterations or upgrading. Where historic fenestration survives, HE explains that it is often an irreplaceable resource that should be conserved and repaired wherever possible. It describes how to determine the architectural and historic significance of windows so that decisions about altering them can be made in an informed way.

Impact on the listed building

- 5.3.4 The document entitled 'Assessment of Significance' states:

Windows throughout the terrace are predominantly original timber casement windows of 2 or 3 lights with glazing bars, with frames and casements painted white. Windows have tile creasing above (also painted white) and black cills. All windows on the front elevation are believed to be original.

The terrace is of modest design and has few exceptional features; however, it has retained its original character to a good degree as well as many of its original features. The Listed group is therefore considered to hold a good level of architectural significance.

The window at 19 Roxley Cottages to which this application relates is the first floor bedroom window at the front elevation. This window is believed to be original. The frame is in sound condition, however the casements have areas of rot and damage. One pane of glass is broken, and the window is currently boarded up to prevent further damage or movement. The window is therefore considered to make a limited contribution to the architectural significance of the listed group, due to its poor condition.

5.4 Alternative Options

- 5.4.1 None applicable.

5.5 Pre-Commencement Conditions

- 5.5.1 None applicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposal is well-justified and replacing this first floor window like-for-like will not harm the listed building's special character or harm the character or appearance of the Willian Conservation Area. The proposal will satisfy Sections 16(2) & 72(1) 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, and is **UNOBJECTIONABLE**.

6.0 Recommendation

- 6.1 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 September 2024	