

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/01579/FPH

Replace existing windows to front, side and rear elevations.

64 Stockens Green

Knebworth

Hertfordshire

SG3 6DQ

Submitted Plan Nos

LS816-P01 LS816-P02A LS816-P03A LS816-P04 LS816-P05

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP1	Sustainable development in North Herts
SP13	Historic environment
NP5	Knebworth NP

1.0 **Knebworth Neighbourhood Plan**

Policies KBDS1, KBBE4

2.0 **Site History**

2.1 **23/01706/FPH** Single storey rear extension Conditional Permission

3.0 **Representations**

3.1 No neighbour reps received

3.4 **Parish Council / Statutory Consultees:**

Knebworth Parish Council - met on the 22nd of July 2026 and requested that the Conservation Officer at the Planning Authority check that materials are suitable for the conservation area that this application falls under.

Conservation Officer – Objection

As submitted, the window details are unacceptable. The application fails to demonstrate how this meets the improvements intended by the Article 4 Direction. Although I may have misinterpreted some aspects of the detailing, the proposed windows do not incorporate: i) slimline glazing (the submission currently indicates 28mm glazing), ii) a woodgrain finish, iii) flush casements, or iv) '3D' glazing bars. The proposal falls short of and is of a lower standard than the approved schemes at nos. 19 and 49. I therefore raise an **OBJECTION** on the grounds that the proposal fails to satisfy Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, and Policy HE1 of the North Hertfordshire Local Plan 2011–2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No.64 is an end-of-terrace two storey dwelling with a pitched roof. The site is in a residential area comprised of terraced, semi-detached and detached dwellings. The site is in a Conservation Area and Article 4 Area. A tree on the west corner of the site is protected by a TPO.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the replacement of windows to the front and side and rear elevations.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area and the Article 4.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

Design and Appearance and Conservation Impacts:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.2 Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 Policy HE1 emphasises how permission will be refused where proposals cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated

that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss.

- 4.3.4 Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Chapter 20. Conserving and enhancing the historic environment of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area. The revised NPPF was published on 16 August 2026 and Chapter 20 includes relevant National decision-making policies Policy HE4 seeks to secure the conservation of heritage assess, by amongst other things, avoid harm to the significance of heritage assets and instead conserve this significance, with clear and convincing justification for harm or loss of significance. In addition, Policy HE6 confirms that substantial weight should be given to the conservation of designated heritage assets with any harm weighed against the public benefits.
- 4.3.5 The host dwelling is within the Conservation Area and the Article 4 Area. The spirit of the Article 4 Area is to improve the character and significance of the area by requiring the use of traditional fenestration materials, opening methods and appearances. It is important for the proposed windows to incorporate improved materials and appearance over what is existing.
- 4.3.6 Following consultation with the Conservation Officer, the following comments were received:
- "It is acknowledged that the surrounding area consists of UPVC windows. It is also acknowledged that the host dwelling is set back from the road and partly obscured by a hedge. Despite this, the purpose of the Article 4 area is to improve the materials and character of the surrounding area. The windows proposed to the side and principal elevation require PP and it is therefore considered that due to their visibility within the street scene, they must be designed to be beneficial to the character of the host dwelling and surrounding area.*
- Whilst I am prepared to consider Upvc frames I echo the officer's report under ref: 19/01882/FPH at no.49 that it is important for the proposed windows to incorporate improved materials and appearance over what is existing. I encourage, as the officer puts it, 3D glazing bars both internally and externally. I also advise that we seek flush casements with a shallower glazing system i.e. more in line with Slimlite glazing. I cannot say that the windows satisfy the purpose for the Article 4 therefore I do not currently find the windows acceptable".*
- 4.3.7 The development is therefore considered to be contrary with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14. Achieving well-designed places of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area and Article 4 Area are not considered to be acceptable, and the significance of this heritage asset will be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Chapter 20. Conserving and enhancing the historic environment of the NPPF are considered to be contravened. The development is not considered to comply with Section 72 of the Planning (Listed Building and

Conservation Areas) act 1990. The design and appearance are therefore unacceptable.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.7 The proposed alterations would not enlarge the dwelling or create new window openings therefore would only incorporate the replacement of existing windows. This would therefore not result in any changes to privacy or amenity for the occupiers of neighbouring dwellings. The proposal is therefore considered to be in compliance with Policy D2 of the Local Plan and the core principles set out within the National Planning Policy Framework.

4.4 **Conclusion**

- 4.4.1 The replacement windows would cause harm to the character and appearance of the Conservation Area and Article 4 Area. The submitted details run contrary with the goals of the Article 4 Area and would fail to enhance the wider Conservation Area. There are no public benefits that outweigh the harm to the heritage asset. This runs contrary to the provisions of Policy HE1 of the Local Plan, Chapter 20. Conserving and enhancing the historic environment of the NPPF, and 72 of the Planning (Listed Building and Conservation Areas) act 1990. Refuse permission.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed replacement windows, by reason of their detailed design, proportions and materials, would fail to preserve or enhance the character and appearance of the Conservation Area and Article 4 Area. In particular, the proposal fails to demonstrate the use of appropriate conservation-standard detailing, including slimline glazing, a woodgrain finish, flush casements and appropriately detailed three-dimensional glazing bars. The proposed 28mm glazing and associated window detailing would result in a lower standard of design than that established by other approved window replacement schemes within the Conservation Area.

The proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area and would cause harm to its significance. The development is consequently contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 20. Conserving and enhancing the historic environment of the National Planning Policy Framework and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2026	