NORTH HERTFORDSHIRE DISTRICT COUNCIL
Correspondence address:
North Hertfordshire District Council, PO BOX 480, Sale, M33 0DE
Telephone: (01462) 474000
Text Phone: (01462) 474800.
DX 745063, Sale 8

Date: 12 March 2018

EHW Ltd
Keynes House
Tilehouse Street
Hitchin
SG5 2DW

Our Ref: 18/00108/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

FAO Mrs Laura Watson

Dear Mrs Watson

Discharge of Conditions : Condition 3 - Replacement window details (as Discharge of Condition of Listed Building Consent 15/02886/1LB granted 28/01/2016). Wymondley Hall, Priory Lane, Little Wymondley, Hitchin, Hertfordshire, SG4 7HE,

Please quote the following reference: 18/00108/DOC on all correspondence.

I refer to your application received on 14 December 2017 which seeks approval of replacement window details pursuant to Condition 3 of the listed building consent reference number 15/02886/1LB.

Condition 3 requires that all new or replacement windows to the former apple store, shall first be identified on a plan and in this regard drawing no. PL.010 satisfies this aspect of the condition. According to the application form, the proposed windows are the double-glazed 'Jeld-Wen Elegance' type with flush casements and a horizontal bar and are to be externally finished with a dark oak stain. It is understood that the glazing units have 24mm double-glazing as standard and the options available on the ironmongery package include choices from polished chrome, stain chrome, white, black, bronze or gold handles. It is unclear as to whether trickle vents are proposed but I note that for other Jeld-Wen window types, these are normally surface-mounted on the internal face of the frame and I am concerned that the drip-mould detail shown on the vertical section and situated at the window head may be for this purpose.

Normally, 24mm double-glazing and windows incorporating trickle-vents/drip-moulds would be considered inappropriate for installation at a listed building and considering that Wymondley Hall is grade II* listed, perhaps, even more so. As such, a narrower double-glazing system with putty fixing instead of external timber beads and no trickle-vents/drip-moulds, is to be encouraged. Having said that, Historic England previously stated that:

"… The apple room, located in a much later brick addition ….has been vacant for a considerable period of time….the insertion of casement windows, new door and removal of a lead dormer, … would have an impact solely on the later brick rear additions …."

With this in mind, these windows would not affect the significance of the Hall itself. Subject to: a.) trickle vents/drip-moulds being omitted; b.) window ironmongery preferably being black; and c.) a narrower glazing system when compared with the standard 24mm sytem, it is considered that on balance, the window details would be acceptable. As a consequence, I am prepared, on behalf of the Local Planning Authority, to approve the replacement window details subject to the above matters being addressed.

I would remind you that the requirements of the aforementioned condition will not be fully complied with until the development has been completed in accordance with the details hereby approved. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager