

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00794/LBC	Replacement part-glazed rear door to similar design with stain finish.	19 Roxley Cottages Willian Road Willian Letchworth Garden City Hertfordshire SG6 2AX

Submitted Plan Nos

Location Plan 26-00135-01

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

- 2.1 Listed building consent was granted to replace a damaged first floor front elevation single glazed timber casement window under ref: 24/01632/LBC. Apart from this application there is no previous 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 Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **212** (*great weight should be given to the asset's conservation*),
- ☐ **213** (*clear and convincing justification*), and
- ☐ **215** (*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. Please see link below for list entry:

<https://historicengland.org.uk/listing/the-list/list-entry/1102822?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The proposal is '**Replacement part-glazed rear door to similar design with stain finish**'.

5.3 Key Issues

- 5.3.1 The key issues are to assess the impact of the proposal on the listed building's special character and upon the character and appearance of the Willian Conservation Area.
- 5.3.2 The list entry refers to 'Framed doorways with boarded doors' but these are the front doors not the rear. As stated in the Assessment of Significance, this *application "relates to the rear timber door at 19 Roxley Cottages which is part of a bitumen flat roofed mid-20th century addition to the building which houses a rear cloakroom and downstairs toilet, adjacent to the kitchen of the property"*.
- 5.3.3 The Assessment of Significance goes on to say:

The doors for 19 Roxley Cottages have all been replaced within the 20th century. The front door is a six panelled example. The rear door has three lower panels with 6 upper glazing sections with obscured glazing used. They are mid-20th century examples as evidenced by the use of constructed timber in the final units. In some examples this timber is a dark red plyboard with a false grain, which is often used in constructed/ glued timber of the 1950s. Therefore, in assessment of the architectural significance of this structure as an example of a vernacular workers cottage of the early 19th century the rear flat roofed elevation (and its associated joinery) makes limited contribution to the overall significance of the terrace.

The design of the timber doors is a copy of a Georgian style joinery element. However, the use of some stylised 21st century mock Victorian 'cast iron effect' handles and obscured glazing mean that the joinery element itself does introduce an amount of negative significance to the building when considering it overall. The building would therefore benefit from a new bespoke joinery element which is lead by a traditional joiner, introducing some simple, less stylised ironmongery and with clear glazing.

4.0 Impact on Significance

The proposal is to replace the rear door of the property which is not original and was installed in the mid-20th century, likely at the construction of the rear flat roofed extension. It has decay and poor decorations to it and therefore it negatively effects the significance of the building as a dwelling currently, as well as the security and welfare of the insitu tenant.

The proposed replacement door is an exact copy of the original door but with some clear changes to simplify it by removing the stylised door handle and obscured glazing. We believe by doing this it will positively impact the architectural significance of the building overall. We also propose to leave the joinery element unpainted and decorate with a stain as it was likely originally and is internally.

The replacement of the door is considered to have insignificant impact (or minor positive impact) on the architectural significance of the building and it is suggested that the application proposal is granted listed building consent. Specific attention should be made to the following details which we believe are important to retain for the longevity of the proposed door and retention of the existing historic aesthetics and detailing.

- ☐ *Use of hardwood.*
- ☐ *Use of clear glazing and cast-iron effect simplified ironmongery.*
- ☐ *Putty fitted traditional glazing sections.*
- ☐ *Use of the same rolled feature weathering bar (14mm wide chamfered putty sections).*
- ☐ *Stepped glazing detail to surrounding timber beads (7mm then 3mm internal timber bead).*
- ☐ *Six upper glazing sections and three lower timber panels.*

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2026	

