

From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 10 June 2026 14:52:54 UTC+01:00
To: "Melissa Tyler" <Melissa.Tyler@north-herts.gov.uk>
Subject: RE: Condition 5 - Windows - 25/03059/DOC of consent ref: 22/01721/LBC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

Hi Melissa,

Listed building consent was granted on 21 March 2023 under ref: **22/01721/LBC** for 'Single storey rear extension together with internal and external alterations to farmhouse. Internal and external alterations to curtilage-listed outbuilding including replacing existing corrugated roof sheeting with natural slates, **replacement windows**, and new boarded entrance door (as amended by plans received on 15/03/23 and 17/03/23)'.

Under the above application I reported that I would be prepared to accept replacement windows as follows and Condition 5 below was imposed:

- Replacing the unauthorised kitchen windows;
- New extension windows;
- Boiler/ utility/ WC windows in lean-to; and
- Small east-facing bedroom window

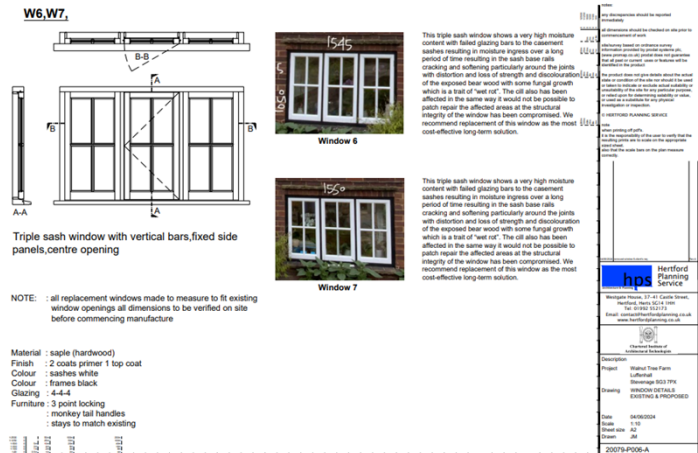
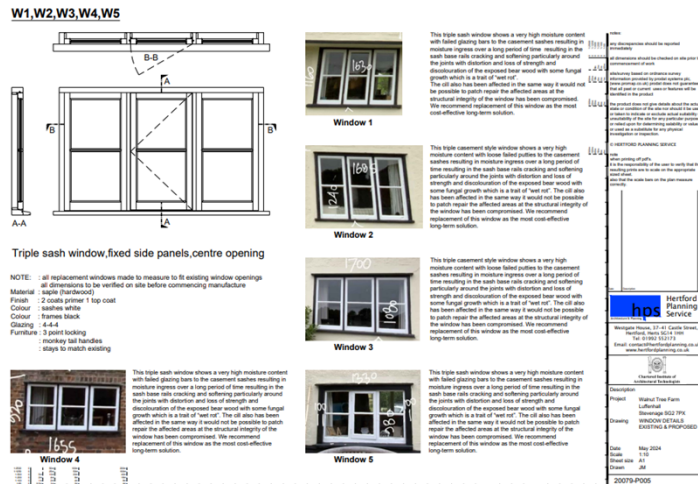
Condition 5 stating: ***The new windows at the farmhouse shall be manufactured in timber, externally white painted with flush casements and constructed without trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, joinery section details including 1:1 section of glazing bars and glazing system for each of these windows shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the windows.***



However, a further Listed Building Consent was granted on 25 September 2024 under ref: 24/01237/LBC to 'Replace 20no. windows (18no. single-glazed and 2no. double-glazed - W6 & W7) with 4:4:4 double-glazed, hardwood framed windows' and the following condition was imposed: ***In accordance with the approved drawings, all replacement windows shall receive 4-4-4 glazing, monkey tail handles, through glazing bars with internal ovolo profile and shall be constructed with no trickle vents and externally finished with white-painted casements and black-painted outer frames unless otherwise agreed and approved in writing by the Local Planning Authority.***

On reviewing this I am trying to work what I am being asked to respond to?

I note the following drawings were approved in 2024.



extension windows, specific windows were identified for **replacement** as part of the negotiation and included **first floor window to front gable, 2no. windows in outshut on side (north) elevation and several ground floor windows on rear (west) elevation.** Appn ref: 25/03059/DOC should be providing joinery section details including 1:1 section of glazing bars and glazing system for each of these windows.

Unauthorised Upvc framed windows **W6 and W7** were initially approved to be replaced with three-light casements with a single horizontal bar which would have tied in with other windows on the proposed West Elevation. The key difference being the extension windows do not form part ref: 24/01237/LBC and the replacement windows for the unauthorised Upvc kitchen windows changed between the 2022 and 2024 consented schemes.

Under ref: 24/01237/LBC consent was granted for **W6 and W7** to be quarter-pane windows (see second plan above).

Lara has enquired as to whether any more information is required or whether the attachments received on 18 May 2026 suffice? In my opinion, we still do not have section details of the windows consented in 2022. The attachments do not relate to the extension, so we still require section details of those windows and if windows W6 and W7 are to match the consented scheme in 2022 (single bar) rather than the 2024 scheme (quarte-pane) then we also need section details of those windows as well.

This has all got rather complicated and I've just tried contacting Lara but there is no pick-up.

Happy to discuss further.

Regards

Mark



Mark Simmons BA (Hons), Dip TP, MRTPI, IHBC
Senior Conservation Officer

01462 474685

www.north-herts.gov.uk

From: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>

Sent: 01 June 2026 10:07

To: Mark Simmons <Mark.Simmons@north-herts.gov.uk>

Subject: FW: Condition 5 - Windows - 25/03059/DOC of consent ref: 22/01721/LBC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

Importance: High

FYI

From: Lara Bleriot <lbleriot@hertfordplanning.co.uk>

Sent: 18 May 2026 14:22

To: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>

Subject: Condition 5 - Windows - 25/03059/DOC of consent ref: 22/01721/LBC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

Importance: High

Good afternoon Melissa,

In response to your email below, please find attached drawings approved under a previous application to replace 20no. windows under approved application: 24/01237/LBC (Decision Notice also attached).

Do you require more information or do the attachments suffice?

Please may I also ask, will this be going back to Conservation to be reconsulted and if so, will the consultation take as long as the previous i.e. near on three months?

Many thanks.

Kind regards

Lara Bleriot

Administrative Assistant

lbleriot@hertfordplanning.co.uk

HERTFORD PLANNING SERVICE

Hours of work: Monday, Tuesday and Wednesday 9am – 5.30pm



Tel: 01992 552 173

Website: www.hertfordplanning.co.uk



From: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>

Sent: 18 May 2026 09:53

To: Lara Bleriot <lbleriot@hertfordplanning.co.uk>

Subject: FW: 25/02790/DOC and 25/03059/DOC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

Please find beyond comments from Mark. IF you can send the details over I can report back to Mark.

I reiterate that Condition 5 was imposed to effectively capture all of the windows identified by annotation on the approved elevations below. The drawing submitted does not address all new windows.

As before, we also need to see joinery details for i) the replacement three-light kitchen windows, ii) the quarter-pane coats/utility windows and iii) window to bedroom 4 (first floor east front) which is approved without glazing bars. Although the latest drawing is acceptable this only part addresses the condition, so the condition remains in my opinion unfulfilled.



Melissa Tyler

Senior Planning Officer MRTPI
01462 474245



www.north-herts.gov.uk

Working days include Mon-Fri 9-3

Mark -

Would the above overcome your previous comments?

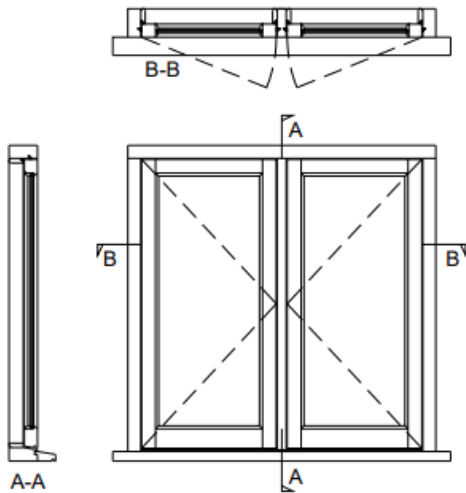
25/03059/DOC - Details reserved by Condition 5 (window details) of Listed Building Consent 22/01721/LBC granted 21.03.2023

The new windows at the farmhouse shall be manufactured in timber, externally white painted with flush casements and constructed without trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, joinery section details including 1:1 section of glazing bars and glazing system for each of these windows shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the windows.

Condition 5 speaks directly to proposed windows at the farmhouse. Only drawing no. 20079-P010-1st has been submitted and relates to two windows (external kitchen window and internal family room window).

The problem with this submission is that the internal elevation family room window should have a single horizontal glazing bar and yet the drawing below specifically says 'no bars'. For this reason I find the detail unacceptable. Secondly, in my comments on 15 December 2022 I wrote the following (see below right):

external kitchen window

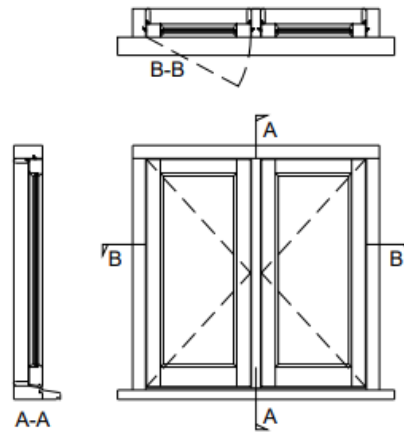


Double sash windows, no bars both opening
all new windows made to measure to fit
window openings all dimensions to be verified on site
before commencing manufacture

0 1000mm 2000mm
1:10 Scale bar

Details 1:10 Scale

internal family room window



Material : saple (hardwood)
Finish : 2 coats primer 1 top coat
Colour : sashes white
Colour : frames black
Glazing : 4-4-4
Furniture : 3 point locking
: monkey tail handles
: stays to match existing

Notes:	
1	Any discrepancies should be reported immediately
2	All dimensions should be checked on site prior to commencement of work
3	Site/survey based on Ordnance Survey information provided by Jorvik Systems plc. www.jorvik.co.uk. Jorvik does not guarantee that all past or current uses or features will be identified in the product.
4	The product does not give details about the actual state or condition of the site nor should it be used as a basis to indicate or evaluate actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.
5	Drawings to be read in accordance with the drawing extension into plan/section calculation. No building must be built 'as designed' meeting the criteria set for its purpose.
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7	Notes
8	When printing off plans, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet.
9	Please refer the scale bars on the plan measure correctly.
hps Hertford Planning Service Westgate House, 27-41 Castle Street, Hertford, Herts SG14 1BA Tel: 01992 532175 Email: contact@hertfordplanning.co.uk www.hertfordplanning.co.uk ICAT Project: Walnut Tree Farm Luffield Hall Stevens, Drawing: Extension Windows Details Date: 26/10/2025 Scale: 1:10 Sheet size: A3 Drawn: mRn 20079-P010-1st	

- 4.6 Whilst on site yesterday, I explained the above to the applicant and that replacing windows in listed building is not that straightforward. Nearly all of the windows at the property are single-glazed and most contribute positively to the building's special character (see selection below). Some may be late C19 but I would suggest the majority are probably C20 windows.



The exception being 3no. three-light, double-glazed casements with applied glazing bars to the kitchen (one of which is due to be removed to make way for the extension). There is no record as to when these windows were installed but they clearly post-date listing and I can only but assume that they are unauthorised (see below).



- 4.7 In my opinion, wholesale replacement of windows (even with a slimline system for which no details are provided) would occasion some harm to the listed building albeit less than substantial. I would be prepared, however, to accept their limited use as follows:

- Replacing the unauthorised kitchen windows;
- New extension windows;
- Boiler/ utility/ WC windows in lean-to (below left and centre); and
- Small east-facing bedroom window (brass ironmongery – below right)



I understood that the unauthorised three-light kitchen windows were also proposed to be replaced as part of the replacement window scheme and what was approved is clearly different from what exists.

Condition 5 was imposed to effectively capture all of the windows identified by annotation on the approved elevations below. The drawing submitted not only fails to address all windows identified but also that the two window details provided both fail to include a glazing bar detail so are **UNACCEPTABLE**.

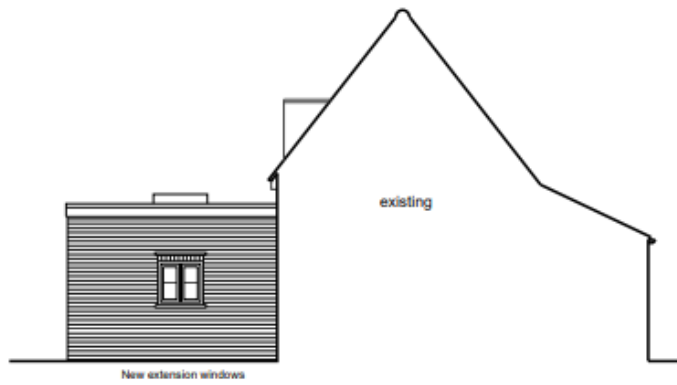
We also need to see joinery details for i) the replacement three-light kitchen windows, ii) the quarter-pane coats/utility windows and iii) window to bedroom 4 (first floor east front) which is approved without glazing bars.



Side Elevation
North



Rear Elevation
West



New Internal Elevation



Front Elevation
East

We are mindful that the decision notice expires on 21st March 2026 and therefore on behalf of our client we would be very grateful if approval/discharge can be made with this in mind.

Thank you for your time.

Kind regards

Lara Bleriot

Administrative Assistant

lbleriot@hertfordplanning.co.uk

HERTFORD PLANNING SERVICE

Hours of work: Monday, Tuesday and Wednesday 9am – 5.30pm



Tel: 01992 552 173

Website: www.hertfordplanning.co.uk



From: melissa.tyler@north-herts.gov.uk

Sent: 25/02/2026 14:01:44

To: lbleriot@hertfordplanning.co.uk

Cc:

Subject: 25/02790/DOC and 25/03059/DOC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

Dear Laura

I received comments from the Conservation Officer last week when I was away . See below.

I will get Condition 4 agreed and if you could provide amendments for Condition 5 I can then pass back to Conservation Officer.

Kind regards

Melissa

25/02970/DOC - Details reserved by Condition 4 (eaves/fascia details) of Listed Building Consent 22/01721/LBC granted 21.03.2023

Notwithstanding the approve plans, a detail of the extension's lead eaves/fascia shall be submitted to and approved in writing by the Local Planning Authority, thereafter, the extension shall be constructed in accordance with the approved detail.

The details submitted under drawing no. 20079-P012-1st are considered **ACCEPTABLE**.

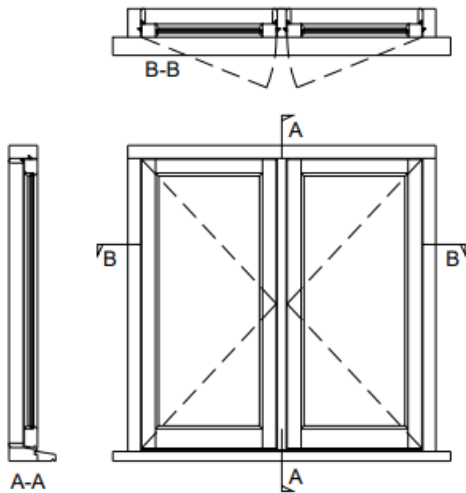
25/03059/DOC - Details reserved by Condition 5 (window details) of Listed Building Consent 22/01721/LBC granted 21.03.2023

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Condition 5 speaks directly to proposed windows at the farmhouse. Only drawing no. 20079-P010-1st has been submitted and relates to two windows (external kitchen window and internal family room window).

The problem with this submission is that the internal elevation family room window should have a single horizontal glazing bar and yet the drawing below specifically says 'no bars'. For this reason I find the detail unacceptable. Secondly, in my comments on 15 December 2022 I wrote the following (see below right):

external kitchen window

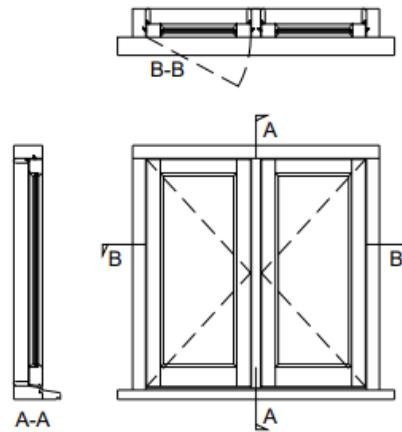


Double sash windows, no bars both opening
all new windows made to measure to fit
window openings all dimensions to be verified on site
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Details 1:10 Scale

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Colour : sashes white
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Glazing : 4-4-4
Furniture : 3 point locking
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Notes:	
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4	The product does not give details about the actual state or condition of the site nor should it be used as a basis to indicate or evaluate actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.
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hps Hertford Planning Service Westgate House, 27-41 Castle Street, Hertford, Herts SG14 1BA Tel: 01992 532175 Email: contact@hertfordplanning.co.uk www.hertfordplanning.co.uk ICAT Project: Walnut Tree Farm Luffenham Skevington Drawing: Extension Windows Details Date: 26/10/2025 Scale: 1:10 Sheet size: A3 Drawn: mRn 20079-P010-1st	

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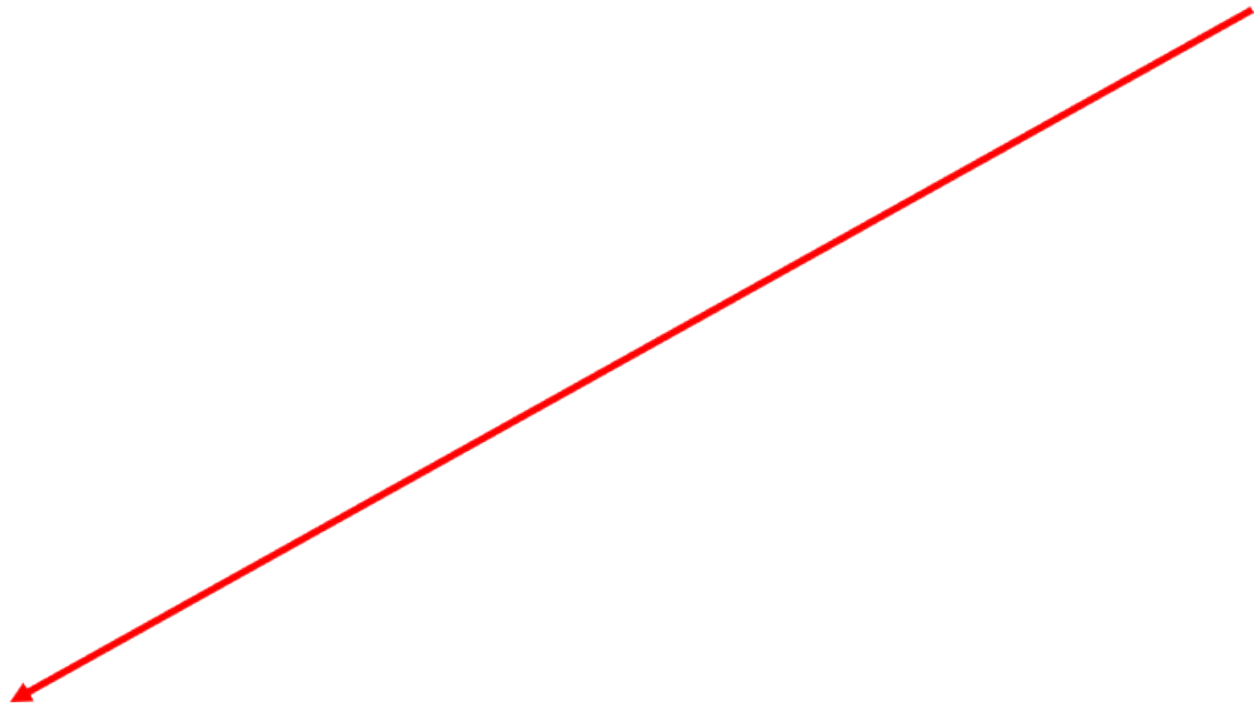
Side Elevation
North

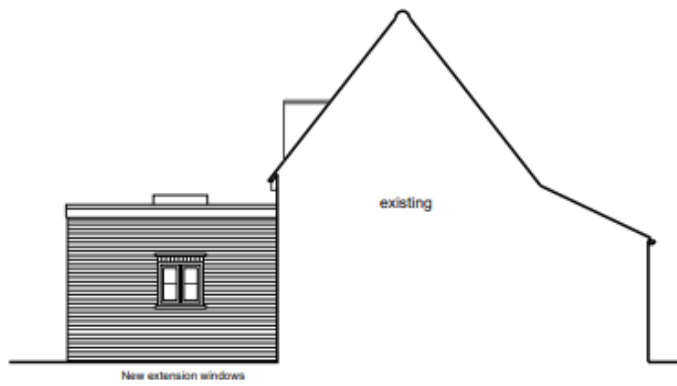
Painted timber window to match the existing
Mumford and Wood conservation style or similar
Butler's utility WC windows to be replaced



Rear Elevation
West

Timber frame casement window
sash and sash and the crossing
over to match existing
low level brick on edge retaining
wall

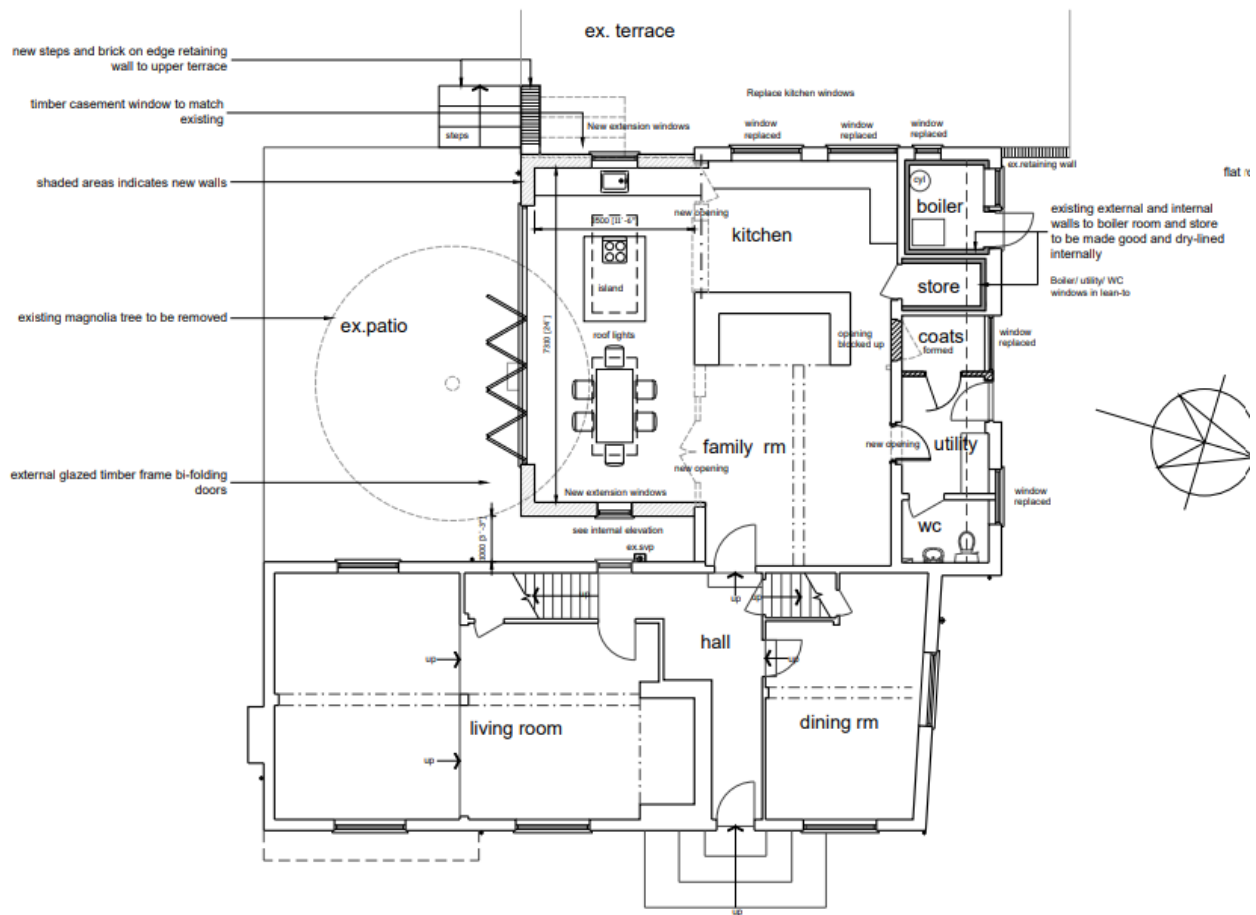




New Internal Elevation



Front Elevation
East



Ground Floor Plan

From: Lara Bleriot <bleriot@hertfordplanning.co.uk>

Sent: 25 February 2026 10:19

To: Melissa Tyler <melissa.tyler@north-herts.gov.uk>

Cc: Planning Control <planning.control@north-herts.gov.uk>

Subject: Update request: 25/02790/DOC and 25/03059/DOC - Walnut Tree Farm, Luffenhall, Stevenage, Herts, SG2 7PX

REFERENCE EML-OUT/20079/20260225-100949-073

Good morning Melissa,

On behalf of our client, please may I ask for an update on the attached applications. Eight weeks from validation was January 16th 2026.

Thank you for your time.

Kind regards

Lara Bleriot

Administrative Assistant

lbleriot@hertfordplanning.co.uk

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Tel: 01992 552 173

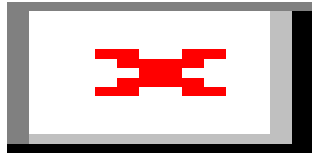
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