

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02210/LBC	External alterations including repainting front door and replacement guttering. Internal alterations including removing boiler from study fireplace recess, expose main chimney in kitchen, block off door opening between Bedroom 2 and Bathroom and between Bedroom 4 and WC, replace stair balustrade opposite Bedroom 5, install secondary glazing, remove pipework, and replace doors, architraves, skirtings, radiators where indicated on plans.	Old Ramerick Manor Bedford Road Ickleford Hertfordshire SG5 3SB
<u>Submitted Plan Nos</u>		
Location Plan 25346_PL03 25346_PL04 25346_PL05 25346_PL06 25346_PL13 25346_PL14 25346_PL15 25346_PL16		

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 Although not the most recent planning history the following is most relevant:

14/00598/1LB - Alterations to curtilage listed store and garages building. Replacement windows to Old Ramerwick Manor (as amended by plan nos. 103A and 104A received 30th July 2014).

15/01589/1LB - Internal and external alterations to facilitate conversion of curtilage listed barn to 2 x 3-bedroom dwellings (as a variation of listed building consent reference 14/02299/1LB granted 18/11/2014)

3.0 Policies

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 Representations

4.1 **Ickleford Parish Council** – No objections.

Press & site notices – No comments received.

5.0 Planning Considerations

5.1 Site and Surroundings

5.1.1 The site is location in the parish of Ickleford, although directly abuts Henlow Camp in Bedfordshire, sited on the northern extremities of the Hertfordshire borders.

The property dates from the early 1200's and is Grade II* listed under list entry 1174339, first listed in 1952 with a link to the list entry below.

[OLD RAMERICK MANOR, Ickleford - 1174339 | Historic England](#)

5.2 **Proposal**

- 5.2.1 The application is described as: *External alterations including repainting front door and replacement guttering. Internal alterations including removing boiler from study fireplace recess, expose main chimney in kitchen, block off door opening between Bedroom 2 and Bathroom and between Bedroom 4 and WC, replace stair balustrade opposite Bedroom 5, install secondary glazing, remove pipework, and replace doors, architraves, skirtings, radiators where indicated on plans.*

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building.
- 5.3.2 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.

Historic England guidance entitled 'Traditional Windows: their care, repair and upgrading' published in 2017.

- 5.3.3 At page 54 of this guidance it states:

"If used in multi-paned windows, IGUs will generally be less efficient than secondary glazing since even the most efficient units will not overcome thermal bridging through the frame and glazing bars...."

- 5.3.4 Thermal upgrading of windows is considered in some detail. Historic England refers to recent research which has shown that by using secondary glazing with low emissivity coating, heat loss can be reduced by over 60%. It does not rule out the use of double-glazed windows in listed buildings but explains that conventional double-glazed units which are between 22 and 28mm thick, or slim profile double-glazed units which are between 10 and 16mm thick, differ from traditional glass which is normally between 2 and 3mm thick. It is acknowledged that 'slimline' 16mm double-glazed units will have less of a harmful visual impact when compared with 'conventional' 22-28mm double-glazing but this does not necessarily mean that this is acceptable.

- 5.3.5 The Listed Property Owners Club acknowledges the above Historic England guidance which specifically addresses the subject of thermal upgrading of windows and double glazing. It 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, Historic England 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 of proposed works on the listed building

5.3.7 Oli Boiler replacement

The relocation of the boiler externally to an adjacent east facing external wall of the property and with a screen enclosure is considered to be supportable and considered to cause no harm to the setting of the listed building.

5.3.9 Works to the front door.

The proposed repainting of the door is supported, and this does not involve any loss of historic fabric.

5.3.10 Internal doors

The replacement of specified modern 6 panelled doors to a more appropriate style i.e. 4 panelled doors of a high quality is supported as this sees no loss of historic fabric.

5.3.11 Replacement radiators

There are no objections to the element of the works and the more traditional style column radiators are considered to be more in keeping.

5.3.12 Installation of secondary glazing

The proposed installation of secondary glazing is supported; it responds positively to paragraphs 5.3.2 to 5.3.7 above.

The units will be slimline horizontal or vertical 2-pane sliding units (to match the accompanying window opening operations) and will be reveal fixed internally to maximise the view of the original window frames.

5.3.13 Joinery – Skirting and Architraves and replace stair balustrade.

The proposed work is acceptable as it will see the more appropriate styled skirting and newel, balustrade, and handrail with hardwood variants, like-for like in profile.

5.3.14 Windows Repairs, removal of redundant pipework, exposure main chimney in Kitchen and replacement guttering

All the proposed works as detailed are considered to be supportable with a further LB application once the main chimney in the kitchen is exposed should further work be proposed.

5.3.15 **Blocking of Openings**

There are no objections to this element of the works as they do not see the loss of historic fabric and is reversible if required.

5.4 **Alternative Options**

5.4.1 None.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character. The proposal, thereby, satisfies the provisions of Sections 16(2) 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.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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: 4 December 2025	