

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01136/FPH & 26/01137/LBC
CASE OFFICER:	VW
APPLICATION SITE:	83 High Street, Barkway, Royston, Hertfordshire SG8 8ED
DESCRIPTION OF WORKS:	Installation of no.8 rear and side windows and one French door to rear with energy-efficient timber-framed windows with vacuum insulated glass (VIG) to replace existing no.8 rear and side windows and rear French door.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the replacement windows and French doors will not harm the listed building's special character satisfying the provisions of Section 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) 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 North Hertfordshire Local Plan 2011-2031.

Impact on the listed building's special character and the Barkway Conservation Area.

The proposal will have a small impact yet harmless impact upon the listed building's special character and the character & appearance of the Barkway Conservation Area.

SITE CONTEXT:

No.83 High Street is grade II listed and is located within the Barkway Conservation Area. The building and area are Designated Heritage Assets for the purpose of applying the aims of Section of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and the list entry is provided in the link below.

<https://historicengland.org.uk/listing/the-list/list-entry/1174321?section=official-list-entry>



Rear_01: Nine windows on the rear and side of house to be replaced.



Rear_03: Kitchen (5 & 7), middle bedroom (9) and side of house (8) windows to be replaced.

DETAILED ANALYSIS AND CONSIDERATIONS:

The supporting statement with this application states:

These windows are now over 50 years old and are past their usable life. Some are suffering from rot, while others are warped and no longer close properly. Several have broken panes. All of them are single-paned and draughty despite efforts to draught-proof them. Plastic secondary glazing is

not appropriate and, for most of the windows, is unfeasible due to the shallow depth of the frames. Additionally, in the winter months, condensation builds on the inside of the windows, encouraging mould growth and poor internal air quality, adversely affecting the health of my family, and encouraging rot.

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

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. This is particularly an issue when IGUs are added to steel windows. For this reason and for cost effectiveness, many replacement windows are made instead with a single IGU with timber glazing bars or leaded lights applied to the surface. This loss of historic fabric and detailing and change in appearance are likely to reduce the significance of the window and the host building."

Further on, Historic England's general approach to the alteration or replacement of windows is set out below:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

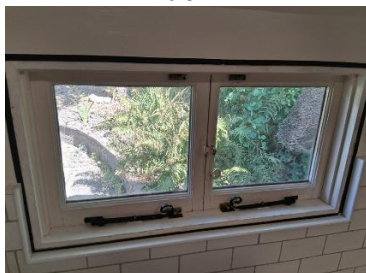
Thermal upgrading of windows is considered in some detail. Historic England refers to recent research which has shown that by using secondary glazing with low emissivity coating, heat loss can be reduced by over 60%. It does not rule out the use of double-glazed windows in listed buildings but explains 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.

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.

The applicant has provided the photos below showing the internal detailing of the 8no. windows and 1no. French doors which is very helpful in making an assessment.

Window 1



Window 2



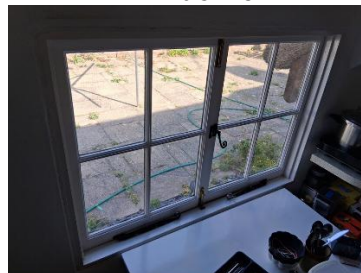
Window 3



Window 4



Window 5



Window 6



Window 7



Window 8



Window 9



In the case of openings 2, 4, 5, 6, 8 & 9, it is considered that the existing windows fall within the second category of Historic England's general approach above i.e. replacement windows whose design follows historic patterns and make a positive contribution to the significance of the listed building. As such, the guidance implies that such windows should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies. Whilst criteria 5 says that where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows. If some form of double-glazing is to be considered acceptable consideration should be given to the cumulative effect of these differences to see if the replacement windows would or would not be appreciable as obviously modern fixtures.

I see in the supporting document entitled '**Examples of previous heritage approved installations from Schnauber**' that a scheme that I was previously case officer for is cited - 2 Crown Cottages, Ley Green, Kings Walden (24/01328/LBC). This scheme required amendment before being considered acceptable. The original proposal sought consent for 14mm units as opposed to the previous 20mm and with through bars which was considered a further improvement when compared with the previous applied glazing bars. Flush casements were proposed and the only element not incorporated is an external putty finish, but the external bars are chamfered to mimic this. Despite this, the windows would have been to an acceptable standard.

Prior to determination of the application at no.2 Crown Cottages, the agent requested that the 14mm slimlite system be substituted with a 8.15mm vacuum glazed system. The downside of this being that the panes are not individually glazed with through-bars but then again, the cavity for the alternative system is very small. The agent brought a sample window to the Council Offices for discussion and the window detailing was approved in accordance with drawing SCH-2 Rev 2 received on 16 December 2024 with flush casements, black butt hinges and monkey-tail ironmongery, no trickle vents and receiving an 8.15mm vacuum glazing system with 23mm wide glazing bars.

As stated in the application it is suggested that the vacuum insulated glass when viewed internally or externally is indistinguishable from single-glazing. Having supported this window type at 2 Crown Cottages, it comes down to whether this also appropriate at no.83 High Street. The existing windows are not considered to be of particular special interest to merit retention/repair and I am satisfied that these may be replaced with appropriate detailing and glazing system. However, I have two observations:

Point 1 – All Schnauber drawings appear to have ref: 001627 which is confusing, therefore, perhaps a renumbered set of plans ought to be requested.

Point 2 – Existing windows 5 and 9 are pairs of quarter-pane casements (L5 measuring 850mm high x 1205mm long whilst L9 measures 880mm high x 1125mm long.) Both windows are shown to receive pairs of 6-pane casements similar to window 4. However, window 4 measures 925mm high x 935mm long i.e. taller and narrower when compared with windows 5 and 9. Whilst the proposed drawings look to be acceptable in terms of pane proportions (albeit the panes are more 'square' compared with the panes at window 4), considering that the existing left and right-hand rear dormers are to remain as quarter-pane windows, I query whether windows 5 and 9 would look better as existing i.e. fewer glazing bars and where it is also noted that there are two existing pairs of quarter-pane casements on the front elevation.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections, 16(2), 66(1) and 72(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

Please see comment regarding windows 5 & 9 above, otherwise, I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 29/07/2026