

Mr J Gass
Keepers Cottage
2A Orchard Way
Breachwood Green
Hitchin
Herts
SG4 8NT

Our Ref: 25/01634/DOC

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

Date: 27 August 2025

Dear Mr Gass,

Details of Condition: Details reserved by Condition 2 (Windows) of listed building consent reference 24/02823/LBC granted 04.02.2025.

Keepers Cottage, 2A Orchard Way, Breachwood Green, Hitchin, Hertfordshire, SG4 8NT,

Please quote the following reference: 25/01634/DOC on all correspondence.

I refer to your application which was received on **23 June 2025**, and which seeks approval of works pursuant to Condition 2 (Windows) of listed building consent reference 24/02823/LBC granted 04.02.2025 which reads as follows:

No works shall take place until detailed drawings of the replacement windows (including depth of reveal, external finish, method of opening, details of heads, sills, ironmongery, and lintels) have been submitted to and approved in writing by the local planning authority. The submitted drawings should be at a scale of not less than 1:20 for elevations and at scale of not less than 1:2 for horizontal and/or vertical frame sections (including sections through glazing bars). The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

This application is based upon the document entitled 'Luton Investment Proposal' prepared by Evander and dated 13 May 2025 (Evander Ref: HO4231781). According to this document, all 16no. windows have the following product specification:

- Bespoke timber replacement frame
- Black Monkey Tail Locking Handle(s)
- Standard hinge(s)
- Optiphon Laminated Double Glazing

In addition, windows 1-3, 5-9 and 11-15 are all proposed to receive clear glass while windows 4, 10 and 16 are proposed to receive Stippolyte Obscured Glass.

According to document entitled 'Pilkington Optiphon Laminated Glass for noise control' dated June 2014 (not submitted with this application), this laminated glass system is the:

“.... ideal choice of glass in situations where there is excess noise from road, rail or air traffic, or various other sources, for example factories or nightclubs. Pilkington Optiphon is a high quality acoustic laminated glass incorporating a special PVB (PolyVinyl Butyral) interlayer. It offers excellent noise reduction without compromising on light transmittance or impact performance. The desired acoustic performance can be achieved through combining various thicknesses of glass with a PVB interlayer. With a large variety of product combinations, Pilkington Optiphon offers the opportunity to achieve specific noise reduction requirements.”

It is noted that Pilkington Optiphon can be manufactured in various thicknesses: 6.8mm, 8.8mm, 10.8mm, 12.8mm and 16.8mm. It is unclear from this submission as to what the overall depth of the Optiphon Laminated Double Glazing would be as this depends also on the depth of the other pane of glass and the cavity. Furthermore, the Evander document does not indicate any glazing bars for each of the 16no. windows and no section details are provided to indicate horizontal and/or vertical frame sections (including sections through glazing bars).

On this basis, the Council's Conservation Officer raises an objection due to the lack of section details and the uncertainty of the depth of the double-glazing system to be deployed. I, therefore, confirm on behalf of the Local Planning Authority that the details submitted with this application are insufficient and the application is unacceptable and not approved as set out in the Evander-prepared document.

As a reminder, you will recall that the Local Planning Authority wrote to you on 7 March 2025 re: 25/00351/DOC which also relates to *'Details reserved by Condition 2 (Window Details) of Listed Building Consent 24/02823/LBC granted 04.02.2025'*. That letter stated that in order to satisfy the requirements of appn ref: 24/02823/LBC and specifically ref: 25/00351/DOC, detailed drawings of the consented timber windows for your property are required to satisfy Condition 2 and that remains the case.

However, if the details requested as set out in the 7 March 2025 letter are not received **within 28 days of this current letter (by 24 September 2025)**, the Local Planning Authority will be unable to determine application ref: 25/00351/DOC, therefore, that application cannot then be proceeded with and this will be confirmed to you in writing.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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