

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	2
Suffix	A
Property Name	Keepers Cottage
Address Line 1	Orchard Way
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Breachwood Green
Postcode	SG4 8NT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
515354	222160

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Gass

Company Name

Address

Address line 1

Keepers Cottage

Address line 2

2A Orchard Way

Address line 3

Breachwood Green

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG4 8NT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replacement of 16 wooden single glazed windows with UPVC double glazing to provide noise insulation, in relation to the letter from the Housing and Local Government Department to our MP Alistair Strathern that Luton Airport and the Local Authority are responsible for noise insulation due to the noise from activities related to Luton Airport.

NHDC is a member of the LLACC, which runs the noise insulation scheme, and the minutes provided of the 21st October 2024 meeting confirm the existence of the noise insulation sub committee, the letter from London Luton Airport selecting Keepers Cottage for noise insulation in 2022 also specifies that it is the LLACC noise sub committee that has chosen the property for noise insulation, and at the time only UPVC windows were available.

Luton Airport have sent a response to my MP dated 24th March 2025 advising that all properties are treated the same under the noise insulation scheme and that we had to apply for Listed Building Consent so that they could mitigate the noise under the only noise insulation scheme approved by all parties, including HMG.

In addition, the fact that NHDC are members of the Airport Consultative Committee that chooses properties eligible for the noise insulation scheme, and indeed chose Keepers Cottage for the noise insulation scheme, and therefore NHDC agrees that all properties will be treated the same and will have UPVC double glazing installed and therefore must approve this application. Luton Airport have separately confirmed that no wooden windows have been installed to any listed building under the only noise insulation scheme, as it remains that all properties are treated the same.

I attach the drawings/proposal provided by the sole contractor selected by the LLACC to provide noise insulation, which also includes important provisions for making good after installation that NHDC need to confirm they agree with.

The Secretary of State for the Department of Transport has on 4th April 2025 overturned the objection of the Planning Inspectorate to the expansion of Luton Airport, citing the requirement for economic growth of the country to override the Planning Inspectorate advice, and in a similar way as the Airport is currently causing noise, and Luton Airport are tasked with noise mitigation then NHDC planning should approve the UPVC double glazing as the Prime Minister has on record stated, along with the Secretary of State for Transport and the Chancellor of the Exchequer, that economic growth is more important than planning regulations.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Listed Building Consent for Timber framed slim line windows, however condition imposed makes the installation of these windows impractical due to the excessive requirements that two suppliers are unable to meet regarding drawings.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Replacement of all Wooden Windows with UPVC windows, there has already been two inspections by Mark Simons of the property, once before the refusal of the previous application for UPVC windows when the council took pictures of the windows, and a second with the Planning Inspector again with Mark Simmons in attendance.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Single wood timber framed windows

Proposed materials and finishes:

to be replaced with white UPVC double glazed windows

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage statement and access statement included

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

NHDC consulted the community and neighbours on previous application for listed building consent for UPVC windows, and the Council undertook a further consultation regarding UPVC windows as part of the Purchase Notice

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner: ***** REDACTED *****
House name: Keepers Cottage
Number: 2
Suffix: A
Address line 1: Orchard Way
Address Line 2: Breachwood Green
Town/City: Hitchin
Postcode: SG4 8NT
Date notice served (DD/MM/YYYY): 05/04/2025
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Surname

Gass

Declaration Date

05/04/2025

- ☒
- Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

John Gass

Date

21/05/2025

Amendments Summary

Added details from Evander the LLACC noise insulation contractor, provided the evidence that LLACC run the noise insulation scheme.
Amended location diagrams.