

	NORTH HERTS COUNCIL The Planning (Listed Building and Conservation Areas) Act 1990 REFUSAL TO GRANT CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS	Town Planning Ref.No. 25/00495/LDCLB
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Correspondence Address:

Settle
Blackhorse Road
Letchworth Garden City
Hertfordshire
SG6 1HA

Applicant:

Matthew Green

Date of Receipt of Application: 19.02.2025

Site: **8 Westholm, Letchworth Garden City, Hertfordshire, SG6 4JB,**

Description of development: Replace 5no. timber, single-glazed windows with Pvcu, double-glazed windows. Replace front and rear doors with composite doors.

The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby REFUSE TO GRANT A CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS for the works described above in respect of the afore-mentioned land and edged in red on the plan attached hereto.

0. The reason for the determination is as follows:-

Nos.1-24 Westholm are grade II listed and is a seminal development concept designed in 1906 by B Parker and R Unwin and located within the Letchworth Conservation Area. By reason of the removal of original windows, changing the frame material from timber to PVCU, changing the glazing system from single-glazed to 28mm double-glazing and together with the lack of construction details to

illustrate that the split transom and single transom alongside can be readily manufactured as part of the Rehau Rio process to replicate the original window design found elsewhere at Westholm, the replacement windows together with the proposed composite front and rear doors would affect the listed building's special character, thus, will require listed building consent. The works are, therefore, not considered lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Certificate of Lawfulness of Proposed Works is refused.

Signed:



Shaun Greaves

Development and Conservation Manager

Development Management
North Herts Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 15 April 2025

* delete where inappropriate

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NOTES

1. If you are aggrieved by this decision, you may appeal to the Secretary of State under Section 26K of the Planning (Listed Buildings and Conservation Areas) Act 1990. This would be to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by notice given on a form available from that office (Tel: 0117 372 6372), or on the website at www.planning-inspectorate.gov.uk, within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree
2. The Refusal to Grant a Certificate of Lawfulness of Proposed Works means that the works described above require Listed Building Consent and the works will then be considered under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.