

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01751/LBC	Removal of double glazed uPVC windows and reinstatement of original style single glazed casement windows.	21 Lytton Avenue Letchworth Garden City Hertfordshire SG6 3HT

Submitted Plan Nos

24-02034 - LP-001 24-02034 - EX-001 24-02034 - EX-002 24-02034 - EX-003 24-02034 - PR-001 24-02034 - PR-002 24-02034 PR-003

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant.

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework:

- 200 (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- 203 (*desirability of new development making a positive contribution to local character and distinctiveness*),
- 205 (*great weight should be given to the asset's conservation*),
- 206 (*clear and convincing justification*), and
- 208 (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Letchworth Garden City Heritage Foundation** – Applicant, therefore, this is assumed to be the reason as to why no comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Nos. 19-25 Lytton Avenue are grade II listed and are located within the Letchworth Conservation Area. Both the terrace and the area are designated heritage assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

1907 by Courtenay Crickmer. Terrace based on cottage vernacular models. Exhibited in the 1907 Urban Cottages Exhibition. Two storeys. Two windows each. Symmetrical facade with jettied, paired bays to first floor. Tiled roofs with roughcast stacks. Roughcast wall with tile string at first floor level. Tile-hung, bracketted jetties. Two and three light casement windows with glazing bars. Boarded doors. Included for group value.

5.2 **Proposal**

- 5.2.1 The proposal is ***'Removal of double-glazed uPVC windows and reinstatement of original style single glazed casement windows'***.

5.3 **Key Issues**

- 5.3.1 The key issue here is to consider the impact of this proposal on the special character of this grade II listed building and upon the character or appearance of the Letchworth Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".
- 5.3.2 Unlike many applications for listed building consent for replacement windows received in recent years, this proposal is not based on seeking to improve the property's thermal performance but rather to address unauthorised previous alterations in a sympathetic manner. If thermal performance was a matter for consideration, each case is considered on its own merits and if the windows were original and were not considered to be beyond repair, the applicant would have been encouraged to consider secondary glazing.

- 5.3.3 As stated in the Assessment of Significance:

The terrace is two storeys, primarily with a roughcast rendered façade (painted white) and with distinctive tile-hung first floor bays at the front elevation. All original timber doors remain, and the majority of windows at the front elevation are original timber casements. The rear elevation is less intact; although some original timber casements remain, several have been replaced by uPVC casements, and several rear doors have also been replaced. To the rear of 21 Lytton Avenue, the first-floor right-hand window has been replaced with a uPVC casement, as has the ground floor right-hand window. These windows are of an inappropriate material, and also have internal glazing bars and unequal sight lines; therefore, detracting from the traditional appearance of the property.

The original windows were removed and replaced with uPVC at an unknown date. It is proposed to reinstate appropriate windows in these locations. The proposed timber casement windows will match the existing original windows elsewhere at the property, in terms of design, style and proportions. The proposed development will therefore have a beneficial impact on the property and on the listed group, which will enhance its significance.

- 5.3.4 The only question raised with the agent was the profile of the proposed glazing bars which are square in form. Normally, an ovolo glazing bar profile might have been expected but the agent has provided photo evidence to show that original windows at the property do indeed have a 'square' profile.

5.4 **Alternative Options**

- 5.4.1 None applicable.

5.5 **Pre-Commencement Conditions**

- 5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the window design will: i) enhance the appearance of this listed building; ii) improve the terrace overall of which no.21 forms part and iii) enhance the appearance of the Letchworth Conservation Area.

5.6.2 The proposed windows would satisfy the provisions of Sections 16(2) and 72(1) 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 That Listed Building Consent be **GRANTED** subject to the following condition:

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: 10 October 2024	