

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01581/FPH & 25/01558/LBC
CASE OFFICER:	AHD
APPLICATION SITE:	Old Sextons, Sandon, Buntingford, Hertfordshire SG9 0QX
DESCRIPTION OF WORKS:	Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration. Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration. Internal works to walls and ceilings.

RECOMMENDATION:

Subject to the draft conditions, I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC), 66(1) (FPH) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The internal and external alterations will have a small impact upon the building's special character.

Impact on character or appearance of the Sandon Conservation Area.

The works will have a limited impact upon the CA's appearance.

Harm, preserve or enhance.

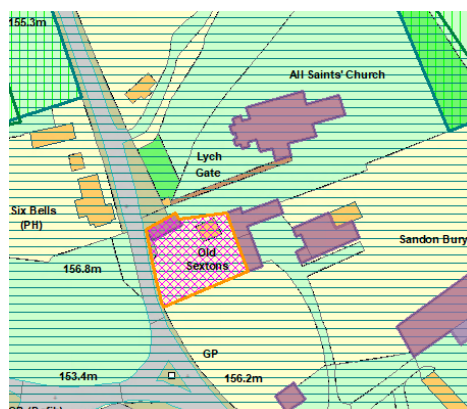
The only matter of particular concern is the replacement windows affecting the building's special character.

SITE CONTEXT:

Old Sextons is grade II listed and is located within the Sandon Conservation Area. The building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. Directly east stands a grade II listed outbuilding belonging to Sandon Bury (grade II*) which is further east whilst to the north stands All Saints' Church (grade I).

Old Sextons was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 27 May 1968, and the entry was amended on 29 January 1986. The entry is provided at the link below.

<https://historicengland.org.uk/listing/the-list/list-entry/1347357?section=official-list-entry>



DETAILED ANALYSIS AND CONSIDERATIONS:

Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway.

The installation of the perforated drainage pipe to north and east perimeter to discharge into new soakaway does not require LBC so this could/should be omitted from the description for ref: 25/01558/LBC. I would then, separately, add the following: **installation of replacement Brett Martin cast-iron effect rwg's** to the LBC description.

The existing rwg's are a combination of cast-iron, Brett Martin and Upvc. No objection is raised to replacing all rainwater goods (gutter and rainwater pipe) with Brett Martin plastic heritage iron-effect, round style, with a 112mm dia. gutter, fixed back to each rafter end with matching gutter clips and galvanised steel top rafter brackets, and 68mm dia. downpipes. No objection is raised to new downpipe to the front right corner of the South Elevation.

Partially replace roofing, re-bed existing roof tiles, repoint chimney stack.

At page 30 Front (South) Elevation of the submitted Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 [hereafter the 'HASWPSRIP'] it states the following:

Erect scaffolding to remove existing roof tiles to this elevation only and set aside for re-use. Existing timber battens to be removed and replaced. The existing rafters and other timber members should be carefully inspected for any structural instability, damp, decay and insect attack, and any essential remedial repairs carried out. If required, a specialist report should be carried out and backed with an insurance guarantee prior to repair works being undertaken. The existing roof tiles will be re-fixed to new 25x38mm SW treated battens over 25x38mm counter battens on a vapour permeable sarking membrane. Any additional handmade tiles required will be supplemented with Sahtas Brookhurst handmade clay roof tiles (as recently approved on The Dovecote roof (Listed Building Ref: 18/00585/LBC Condition 4), and to match the north roof slope (which has previously been re-tiled). Existing ridge and hip tiles to be re-bedded and supplemented if necessary.

No objection is raised to stripping the front elevation roof and using Sahtas Brookhurst handmade clay roof tiles to make up any shortfall.

Installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render.

No objection is raised to the existing render to all elevations being carefully removed as the current finish, including previous repairs is cementitious and thus, does not allow the building to breathe sufficiently. In addition, the render is either live, loose or has fallen off. The re-rendering repairs are described further on drawing No. L-04 (Proposed plans & elevations), including the repainting of the walls with a suitable breathable paint for lime render. It is proposed to install Warmshell External Woodfibre boards (100mm thick) to all elevations after the careful removal of the existing loose and unstable render. This is intended to be installed in full accordance with the manufacturer's recommendations and is unobjectionable.

Replace existing fenestration.

This, in my opinion, is the key issue in the determination of this case.

It is proposed to replace both timber doors to the south elevation with new timber doors as illustrated and specified on the proposed drawings and this is unobjectionable.

On page 11 of the HASWPSRIP it states;

** General Note: - All Windows and external doors to be replaced throughout the property as described and illustrated on submitted detailed drawings.*

Furthermore, on drawing no. L-04 Rev A it states 'Refer to enlarged joinery details for replacement windows'.

The first question to ask is whether any of the 18no. existing windows possess significance to the extent that they should be repaired and retained rather than replaced. The list entry refers to the following and for this reason, I have visited site to consider the windows in more detail:

".... Entrance front has door to left of centre with flanking small casements, single lights, flush frames. Further right a 12-pane horizontal sliding sash, another entrance and a 2 light casement to far right where jetty is underbuilt. First floor 1 and 2 light casements and 2 horizontal sliding sashes Dragon beams at left end to road which has a ground floor 2 light casement, hipped roof. To rear: a ground floor horizontal sliding sash and 2 single light casements First floor 1 and 2 light casements and a horizontal sliding sash....."

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...."

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.

Guidance on Alterations to Listed Buildings **IHBC Toolbox Guidance Note GN2021/1 - January 2021**

At 4.3.4 it states:

“Proposals to double-glaze existing windows are often inappropriate as well as having a surprisingly high carbon impact and a short lifespan. Thicker glazing units require glazing bars to be modified to accommodate them and the window will then have a very different appearance.”

Whilst at 4.3.5 it states:

“Applied glazing bars to the surface of windows or sandwiched between panes of double-glazing are generally inappropriate. Secondary glazing may be acceptable subject to careful location of the framing elements so as not to be disruptive to the visual appearance when seen from the exterior.”

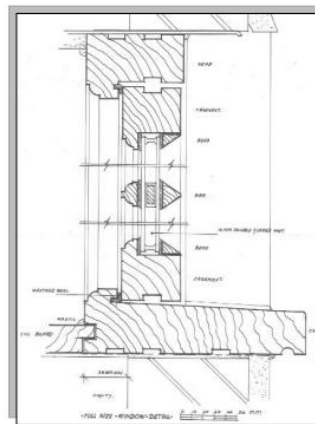
Please see separate document that I have prepared entitled **‘Photographic Survey – Windows’**.

Firstly, it should be noted that window W8 on the existing and proposed rear elevations, is drawn incorrectly – should be a shorter, quarter-pane window.

Next, having considered the existing windows, windows W3, W9, W11, W13, W15 and W16 all appear to be late C19 or early C20 ‘Yorkshire sliders’. W15 is in particularly poor condition and probably will need replacing (this may provide an opportunity to have a new Yorkshire slider made to see how this would compare with windows W3, W9, W11, W13 and W16 being retained). Furthermore, windows W8, W14 and W18 also possess some interest and should ideally be retained.

Windows W1 and W10 are Crittal types whilst windows W4, W5, W6 are all double-glazed and windows W2 and W7 are later with top-opening vents and I encourage these to be replaced with 6-pane, side-hung casements or fixed lights. I am satisfied that windows W12 & W17 can be replaced with slimlite windows.

The dilemma here is that although secondary glazing is more efficient, this is not proposed by the applicant and in any event the reveals are very shallow and would require the secondary-glazing framing to be wall-mounted around each window which would have a deleterious impact on the listed building's interior.

[illegible]

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Internal works to walls and ceilings.

The patchwork repairs will incorporate a mixture of lime putty and gypsum (3:1) to a minimum of half part water, then skimmed utilising a pre-mixed lime topcoat superfine plaster such as 'Ty-Mawr' with water mixed on site and is unobjectionable.

Suggested conditions (LBC only)

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.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. All clay tiles capable of being salvaged from the South (front) Elevation roof shall be stored on site and used in the re-roofing with any shortfall made up with Sahtas Brookhurst handmade clay roof tiles unless otherwise agreed and approved in writing by the Local Planning Authority.

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

4. All new windows / external doors/ frames shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

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

5. Notwithstanding the submitted drawings, windows W3, W8, W9, W11, W13, W14, W16 and W18 shall be retained unless otherwise agreed and approved in writing by the Local Planning Authority.

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

6. Notwithstanding the window section drawings submitted with the Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025, the new windows shall receive 'through bars' rather than a 'spacer' and a 1:1 detail section of the glazing system including glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the windows. Thereafter, the windows shall be installed 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. The new rainwater goods shall be Brett Martin cast-iron effect with 112mm diameter half-round gutters and 68mm diameter downpipes and finished in black unless otherwise agreed and approved in writing by the Local Planning Authority.

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

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both)

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:

Amend drawings to address window W8 otherwise subject to the above conditions, scheme is acceptable.

OFFICER: Mark Simmons

DATE: 18/09/2025