

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01084/LBC	To repair and restore all of the upstairs and kitchen windows with Landvac double glazing. The glass and window frames will remain the same visually.	St Ibbs Lodge London Road St Ippolyts Hitchin Hertfordshire SG4 7NL

Submitted Plan Nos

Typical Existing Window Detail 215- 010 215- 011 214- 001

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

- 2.1 25/01083/FPH - To repair and restore all of the upstairs and kitchen windows with Landvac double glazing. The glass and window frames will remain the same visually. - Pending

3.0 Representations

3.1 Conservation Officer – No Objection:

21 October - No Objection. Recommends condition.

9 December – Following receipt of window sections, considers submitted information to be acceptable.

- 3.2 Neighbours: N/A.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises St Ibbs Lodge, a detached dwelling off London Road, south of Hitchin. The list entry reads as follows:

“Gate lodge, now a private house. Early/mid C19 (probably after 1840), W wing 1975. Original N wing has thick cob walls roughcast externally and protected by very wide overhang of hipped steep thatched roof with fancy ridge and aprons to eyebrow dormers. W wing has roughcast exterior and matching extension of roof finished with half-hip at S end. A small 1 1/2-storeys rectangular lodge set back from main road beside former gates to St. Ibbs, with entrance in E end facing main road and longer C20 matching extension running S from W end of S side with new diagonal entrance in the angle. One chimney at junction of wings and one to S part of W wing in front roofslope. Outer angle of wall and roof a parabolic curve. Old entrance has plank door with round head flanked by 2 round arched windows. Flush wooden casement windows with Y-tracery and small panes. External boarded shutters to 2 similar windows on N side. Semi-circular recessed dormer windows, one on E end and 2 on N roofslope. Matching dormer to W wing. Semi-circular bay window to S end. (Inf Mrs. Rance).”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for:

To repair and restore all of the upstairs and kitchen windows with Landvac double glazing. The glass and window frames will remain the same visually.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposal would have on the character and appearance on the grade II listed building. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Listed Building, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Listed Building.
- 4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. The Conservation officer raises no objections to the submitted window sections provided by the applicant.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable. I do not consider that harm to the listed building would arise given the similarity in the appearance and construction of the existing and proposed windows.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

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 works 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 works are carried out in accordance with details which form the basis of this listed building consent.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 December 2025	

