

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01892/FPH	Replacement of 9 existing timber frame windows with double glazed white flush timber casements	190 Park Lane Old Knebworth Knebworth Hertfordshire SG3 6PS

Submitted Plan Nos

Location Plan Block Plan 30460574 - Existing Elevations 30460574 - Proposed Elevations 1. and 2. Dining Room Window Details - Sheet 1 of 6 3. Dining Room and 4. Bedroom Window Details - Sheet 2 of 6 5. Bedroom and 6. Landing Window Details - Sheet 3 of 6 7. Family Room Window Details - Sheet 4 of 6 8. Lounge Window Details - Sheet 5 of 6 9. Bathroom Window Details - Sheet 6 of 6

1.0 Policies

SP1 Sustainable development in North Herts

SP5 Countryside and Green Belt

SP9 Design and Sustainability

D1 Sustainable design

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SECN14 Meeting climate change,coastal,flooding

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

2.0 **Site History**

2.1 25/01893/LBC - Replacement of 9 existing timber frame windows with double glazed white flush timber casements

Concurrent Application.

3.0 **Representations**

3.1 **Site Notice and Neighbour Representations** – None received.

3.2 **Conservation Officer** – Objection

“Nos.188 and 190 Park Lane are grade II listed and are located within the Old Knebworth Conservation Area. They were built in 1903 by eminent internationally renowned architect Sir Edwin Lutyens for the Earl of Lytton. Several of the original windows are considered repairable or subject to a convincing justification, replaced with well-detailed new windows. Although more thermally efficient, it is considered that by reason of the 28mm double-glazing system and using applied glazing bars with a spacer between and where the internal profile does not match the existing windows, the proposed windows will fail to respect the listed building’s special character. Being set back from the road, the replacement windows will have no discernible impact upon the appearance of the Old Knebworth Conservation Area. The proposal will, however, be contrary to the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed windows will also not satisfy the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.”

3.3 **Knebworth Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a semi-detached two storey dwelling on the north side of Park Lane in a residential part of Old Knebworth. The dwelling is a Grade II listed building and within the Old Knebworth Conservation Area. The site lies outside the Knebworth settlement boundary and within the Green Belt. The list entry reads as follows:

Semi-detached pair of houses. 1903 by Sir Edwin Lutyens for the Earl of Lytton. M-fronted house. 2 storeys. 2 weatherboarded gable ends, the rest of the house in red brick. Plain tile steeply pitched roofs with a central red brick chimney stack. 3- light glazing bar casements. Tiled eaves. (Lutyens Arts Council Catalogue, 1981).

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the replacement of 9 existing timber frame windows with double glazed white flush timber casements

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact of the development on the character and significance of the Conservation Area and the Listed Building.
- The impact that the development has on the living conditions of neighbouring properties.
- The impact that the development has on car parking provision in the area.

- The impact that the development has on the environment.

Principle of Development

- 4.3.2 The proposal seeks to replace windows on an existing dwelling within the Green Belt and therefore would not be considered inappropriate development within the Green Belt. The proposal would comply with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design and Appearance and Impact to Heritage Assets:

- 4.3.3 Paragraph 129 sets out that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.3.4 Paragraph 212 of the NPPF states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)...”
- 4.3.5 Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.3.6 Paragraph 215 of the NPPF states “where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use”.
- 4.3.7 Policy HE1 of the NHC Local Plan supports development that “Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”
- 4.3.8 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.9 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.*
- 4.3.10 The HE guidance describes that assessing the significance of a window and understanding the contribution it makes to the significance of the building is the key first step in deciding the correct approach to any alterations or upgrading. Where historic fenestration survives, HE explains that it is often an irreplaceable resource that should be conserved and repaired

wherever possible. It describes how to determine the architectural and historic significance of windows so that decisions about altering them can be made in an informed way.

- 4.3.11 With exception to window 1 and 7 serving the dining room and family room, the other seven windows are original to Lutyens design with extruded sash ovolo type internal grazing bars and black monkey-tail latches. North Herts Council's Senior Conservation Officer has objected to the scheme on the basis that the proposed replacement windows would not be sympathetic in design and appearance to the original windows and would therefore occasion harm to the Listed building. Whilst the applicant has put forward an argument that the current windows are in poor condition and double glazing would be required to improve the building's energy efficiency, this would not outweigh the harm to the listed building's special character.
- 4.3.12 Due to the position of the windows predominantly to the rear of the dwelling and being set back from the highway. It is considered that the harm to the heritage assets is limited to the special character of the Grade II listed building that outweighs and public benefit as the proposal would not harm the appearance of the Old Knebworth Conservation Area. As such, the proposal would fail to comply with the NPPF section 16 and HE1 of the North Herts Local Plan.

Impact on Neighbouring Properties:

- 4.3.13 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.14 The proposal seeks to replace existing windows and therefore would not provide any new outlook for overlooking. The proposal therefore would not harm neighbouring amenity and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.15 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally is not harmful.

Environmental Implications:

- 4.3.16 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.17 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The replacement windows would cause less than substantial harm to the heritage significance of the listed building by reason of the 28mm double-glazing system and using applied glazing bars with a spacer between and where the internal profile does not match the existing windows and is therefore not considered to be suitably sympathetic form of development and should be refused. There are no public benefits that outweigh the harm to the heritage asset. This would run contrary to the provisions of Policy HE1 of the Local Plan, Section 16 of the NPPF, and 72 of the Planning (Listed Building and Conservation Areas) act 1990. Refuse permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. Nos.188 and 190 Park Lane are grade II listed and are located within the Old Knebworth Conservation Area. They were built in 1903 by eminent internationally renowned architect Sir Edwin Lutyens for the Earl of Lytton. Several of the original windows are considered repairable or subject to a convincing justification, replaced with well-detailed new windows. Although more thermally efficient, it is considered that by reason of the 28mm double-glazing system and using applied glazing bars with a spacer between and where the internal profile does not match the existing windows, the proposed windows will fail to respect the listed building's special character. Being set back from the road, the replacement windows will have no discernible impact upon the appearance of the Old Knebworth Conservation Area. The proposal will, however, be contrary to the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed windows will also not satisfy the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed

S Greener

Shaun Greaves
Determining Officer

Date: 19 December 2025

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Council Offices
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Date: 19 December 2025