

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01893/LBC	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

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/01892/FPH - 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.

3.4 **The Lutyens Trust** – Insufficient information provided:

However, in this case, the submitted information is insufficient to show how closely the proposed windows respect Lutyens’s often quite distinctive detail. Whilst the joinery is, properly, to be of timber with casements set flush in the frames, there are still concerns that need to be addressed:

1. We would expect to see comparative existing and proposed joinery sections at a scale of 1:5 to demonstrate that the proposal accurately reflects the original detail. Particularly important would be: the internal glazing bar profile, convincing simulation of external putty glazing, and better concealment of trickle vents.

2. The submission appears to show 24mm sealed units. The significance of the building, with its subtle Arts & Crafts design, requires something less obtrusive. Appropriate slimline sealed units should be no more than 14mm (4:6:4).

3. Existing window ironmongery needs to be assessed and, if of heritage significance, retained for reuse.

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 Listed Building Consent is sought for 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 the impact the replacement window and door have on the character and appearance on the grade II listed building.
- 4.3.2 The Conservation officer has raised objection to the windows, advising that less than substantial harm would arise. This is due to the 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. No public benefits would arise to outweigh the harm identified by the development.
- 4.3.3 The impacts of the development on the character and appearance of the listed building and its significance as a designated heritage asset are not considered to be acceptable.

4.4 **Conclusion**

- 4.4.1 The development runs contrary to the provisions of Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to be contrary with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. Refuse listed building consent.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That Listed Building Consent 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 16(2) 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 December 2025	