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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr John Allen
Tithe Cottage
28 St Albans Road
Codicote
Hitchin
Hertfordshire
SG4 8UT

Applicant:

Mr John Allen

PARTICULARS OF DEVELOPMENT

Application:	24/01311/LBC
Proposal:	Replace existing timber windows and back door with double-glazed Residence R7 Upvc windows and Sculptured 2800 Upvc door.
Location:	28 St Albans Road, Codicote, Hitchin, Hertfordshire, SG4 8UT,

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 3 September 2024.

The reasons for the Council's decision to refuse Listed Building Consent are:

1. That Listed Building Consent is REFUSED for the following reason:

Nos. 26-34 (evens only) St Albans Road are grade II and located within the Codicote Conservation Area. The proposal comprises the removal of the existing timber single-glazed windows (several of which possess low/moderate significance) and rear door and their replacement with double-glazed Residence R7 Upvc windows and Sculptured 2800 Upvc door. Whilst the "Residence 7" windows would provide a reasonable approximation of a painted timber window when closed and viewed from a distance and the surface of the material would be similar to painted timber. However, when open, the plastic interior would be evident and on close inspection the texture of the material would not have the same patina as painted wood. The materials would be unlikely to weather or bed down in the same way as timber, and so over time the synthetic nature of the material would become more apparent and would appear more incongruous. This effect would also be evident in relation to the finish of the proposed door. The construction will appear significantly different from traditional mortice and tenon jointed timber frames and the 28mm double-glazing together with applied glazing bars will appear incongruous and would have a small but nonetheless harmfully erosive effect on the appearance and historic character of the listed building. Due to the rearward position of several openings, the harm on the appearance of the conservation area would be less when compared with the alterations to the front elevation. The proposal would occasion less than substantial harm to heritage assets and will fail to satisfy the provisions of Sections 16(2) & 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. The National Planning Policy Framework (the Framework) directs that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Considerable importance and weight is attributed to this harm, which the Framework also indicates should be weighed against the public benefits of the proposal (which, in this case, there are none).

Signed:



Shaun Greaves

Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 6 November 2024

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NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.