

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Mark Simmons.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                       | APPLICATION SITE                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 24/01311/LBC             | Replace existing timber windows and back door with double-glazed Residence R7 Upvc windows and Sculptured 2800 Upvc door. | 28 St Albans Road<br>Codicote<br>Hitchin<br>Hertfordshire<br>SG4 8UT |

### **Submitted Plan Nos**

Location Plan Residence 7, Flush Door Sash, Square 28mm Bead Residence 7, Flush Window Sash, Square 28mm Bead Residence 7, Flush Window Sash, Square 44mm Bead Residence 7, Flush Window Sash, Staff 28mm Bead Residence 7, Flush Window Sash, Standard 28mm Bead Residence 7, Flush Window Sash, Standard 44mm Bead Sash Mullion Square 28mm Bead. R001M Mullion Stiffeners R001M Mullion, Flush Door Sash, Standard 28mm Bead R001M Mullion, Flush Window Sash, Standard 28mm Bead Residence 7 coupling options Residence 7 Frame with Add-On Residence 7, 30mm Radlington Cill Residence 7, 55mm Radlington Cill Residence 7, 95mm Cill Residence 7, 180mm Cill

## 1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

## 2.0 Site History

2.1 **89/01712/1LB** - Replacement door and window in rear elevation.  
**CON 18.01.1990**

**24/00303/GEN** - Grade II Listed - Replace windows

CO response on 22 February 2024: *We normally do not support double glazing in listed buildings if it involves the loss of original / historic windows. The use of Upvc is unlikely to be supported. I am sorry if this is disappointing news but I would suggest you look at secondary glazing unless you can demonstrate the window to be replaced are not historic or are of significance to the character of the building.*

## 3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework:

- ☐ **200** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- ☐ **203** (desirability of new development making a positive contribution to local character and distinctiveness),
- ☐ **205** (great weight should be given to the asset's conservation),
- ☐ **206** (clear and convincing justification), and
- ☐ **208** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

## 4.0 Representations

4.1 **Codicote Parish Council** – No comments received.

**Press & site notices** – No comments received.

## 5.0 **Planning Considerations**

### 5.1 **Site and Surroundings**

- 5.1.1 Nos.26-34 (evens) St Albans Road, Codicote are grade II listed and are located within the Codicote Conservation Area. The entry on the Statutory List of Buildings of Special Architectural or Historic Interest reads as follows:

***Terrace of 4 houses, formerly 5 (Nos 28 and 30 combined). Mid C18. Chequered red brick. Continuous floor band. Plain tile roof. Brick-coped parapeted gable ends with internal chimney stacks. 2 storeys and attics. 5 doors and windows, those of ground floor segmental headed. Mainly mid-C19 glazing bar casements, that of No 26. ground floor in C18 frame. Similar frames to doors of Nos 26 and 28. N gable end with 2 floor bands.***

### 5.2 **Proposal**

- 5.2.1 The application is described as: ***Replace existing timber windows and back door with double-glazed Residence R7 Upvc windows and Sculptured 2800 Upvc door.***

### 5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the character and appearance of the Codicote Conservation Area.

- 5.3.2 There are 14no. openings in total as set out in the quotation dated 7 June 2024. All of these are window openings apart from item 13 which is the rear door with associated side window.

- 5.3.3 As noted at 2.1, listed building consent was granted under ref: 89/01712/1LB for a replacement door and window in the rear elevation. The Principal Conservation Officer responded at the time saying

***In principle, I would support this proposal which will improve the appearance of the building if carried out in the appropriate materials. These should be painted timber joinery & bricks o math the existing.***

- 5.3.4 Under ref: 24/00303/GEN, the applicant was advised that North Herts Council does not normally support double glazing in listed buildings if it involves the loss of original / historic windows and that the use of Upvc is unlikely to supported. The applicant was advised to look at secondary glazing.

- 5.3.5 The submitted DAS states the following (my emphasis in bold):

***The property is in a good state of repair, however in order to bring the building back into future use, essential works are needed to the windows which are in poor condition. The proposals are for essential replacement works to increase the buildings life. The current condition of the windows results in condensation forming on the inside of the property. This is causing a build of mould as well as rotting the frames.***

***It is important to ensure that work will maintain and restore the characteristics and***

**elements of the building to a type and style as appropriate for its period.** We note that works

do not include any extensions, demolition or additions and as such would not affect its character as a building of special architectural or historic interest.

that The proposal is to replace existing single glazed casements to the façade with new double glazing. New windows will have thermal, acoustic, operational and build qualities. Furthermore, there are currently no fire exit windows on the first or second (attic) floors. This is something that would be resolved as you can see in the detailed drawings of the proposal. **Most importantly, this can be achieved without altering the original appearance of the windows.** The proposed works are for the purpose of both protecting the important historic elements of the original part of the building whilst also bring the property in line with modern living needs.

5.3.6 Both the Residence 7 and 9 systems are double-glazed, Upvc framed systems with 28mm standard glazing – the former being a 7-chambered, 75mm frame system whilst the latter is a 9-chambered, 100mm frame system. The proposal seeks to incorporate the Residence Collection (R7) system. This presents a dilemma in that it has generally been the case that whilst the Residence Collection may represent a good alternative window type in Article 4 areas and on non-listed buildings in conservation areas, this product has not, to my knowledge been considered an acceptable product for listed building work.

5.3.7 On 28 June 2017, an appeal was dismissed in relation to Dove Syke, Eaves Hall Lane, West Bradford, Clitheroe, Lancashire where the works proposed are described as “to replace existing windows and porch door with a suitable timber alternative. Proposed materials: Residence 9 Flush casement window system and Residence 9 Solidor composite door”. The proposal included the removal of the existing timber double glazed windows on the property and its replacement with a Upvc double glazing system. The Inspector considered that the:

*“Residence 9” windows provided a reasonable approximation of a painted timber window when closed and viewed from a distance. The profile was well defined and the surface of the material was similar to painted timber. Nevertheless, 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. Neither would it be likely 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.*

Further on, the Inspector took the view that the replacement of the timber windows with a plastic alternative, even those of the quality proposed, would have a (my emphasis in bold):

**“small but nonetheless harmfully erosive effect on the appearance and historic character of the heritage asset.** The proposal would affect only part of the building and so the harm caused to its significance as a heritage asset would thus be less than substantial”.

5.3.8 In a separate case at 17 Albion Street, Kingston-upon-Hull HU1 1RS, an appeal was dismissed following a hearing held on 8 November 2017 with the Inspector stating that (my emphasis in bold):

*"The uPVC windows copy the original windows to the extent that they are of the same configuration of sashes and panes. However, it is apparent that they differ significantly in detail ..... **Notably the frame dimensions are bulkier, the glazing bars do not reflect the delicate mouldings of the originals, and several of the windows are set further forward in their openings. The uPVC material has a uniform shiny surface that does not acquire the patina of painted timber, and the mitred joints at corners appear significantly different from the mortice and tenon jointed timber frames ..... I consider the uPVC windows are an incongruous introduction that significantly harms both the architectural and historic interest of the building ....**"*

- 5.3.9 In 2018 under ref: 18/02154/LBC at 3 Crown Cottages, Ley Green, Kings Walden, the Residence 9 system was refused as the replacement of 5 single-glazed timber windows on the front elevation and one single-glazed timber window to side elevation for the following reason:

*Nos. 1 to 3 (incl) Crown Cottages are grade II listed. According to the list entry 'no. 1 at W C17, Nos. 2 and 3 early C18 built at same time'. Although none of the windows in the host building appear to be original, all of the windows in the front elevation of this listed terrace are timber and most (if not all) are single-glazed. The Residence 9 system, whilst generally considered to be a good alternative window type in Article 4 areas and on non-listed buildings in conservation areas, would nevertheless, result in the use of a 9-chamber Upvc frame system which is considered an inappropriate and somewhat incongruous, modern frame system on this grade II listed building. The replica frame profiles are considered no substitute for authentic timber window frame joinery and the 28mm double-glazing system would emphasise the fact that this is a modern substitute system and falls short of the standard of window framing/glazing bar details necessary to safeguard the building's special character. For the above reasons, the windows will harm the special character of no.3 and the terrace as a whole, thus, failing to satisfy the provisions of Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF. The harm caused to the building's significance would be less than substantial. 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).*

- 5.3.10 On 28 February 2023, listed building consent was refused under ref: 22/02949/LBC to 'Replace 3no. single-glazed, ground floor windows with double-glazed, Upvc Residence Collection (R7) windows and change window into a Upvc double-door of the same width on side elevation of rear converted barn' at The Old Bull, 98-100 High Street, Codicote. The reason for refusal given as follows and the decision was not appealed:

*Nos. 98-100 High Street is grade II and located within the Codicote Conservation Area. A converted barn is located at the rear and linked to the frontage dwelling. The windows in the converted barn possess no special interest. The proposal comprises the removal of the existing timber single-glazed windows and their replacement with "Residence 7" Upvc double-glazing which is not considered to be an acceptable alternative to timber. 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, nevertheless, 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 doors. Mitred joints at corners appear significantly different from traditional mortice and tenon jointed timber frames and the 28mm double-glazing together with applied glazing bars to the doors 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, the harm on the appearance of the conservation area would be less. The proposal would affect only part of the building and so the harm caused to its significance as a heritage asset would thus be less than substantial. The proposal 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.*

#### **5.4 Alternative Options**

5.4.1 None applicable.

#### **5.5 Pre-Commencement Conditions**

5.5.1 None applicable.

#### **5.6 Conclusion**

5.6.1 Whilst generally considered to be a good alternative window type in Article 4 areas and on non-listed buildings in conservation areas, the Residence 7 system would nevertheless, result in the use of a 7-chamber Upvc frame system which is considered an inappropriate and somewhat incongruous, modern frame system on this grade II listed building. The replica frame profiles are considered no substitute for authentic timber window frame joinery and the 28mm double-glazing system would emphasise the fact that this is a modern substitute system and falls short of the standard of window framing/glazing bar details necessary to safeguard the building's special character. The Sculptured 2800 Upvc door is also a modern substitute system which falls short of the standard of door detailing necessary to safeguard the building's special character. Whilst the 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, nevertheless, 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. Mitred joints at corners appear significantly different from traditional mortice and tenon jointed timber frames and the 28mm double-glazing 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 windows and the door, the harm on the appearance of the conservation area for these would be less.

5.6.2 For the above reasons, the windows and door will harm the special character of no.28 St Albans Road and the terrace as a whole and will also fail to preserve or enhance the appearance of the Codicote Conservation Area. The proposal will fail to satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031. The harm caused to the building's significance would be less than substantial. 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 are 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).

## 6.0 **Recommendation**

6.1 It is recommended that Listed Building Consent be **REFUSED** for the following reason.

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).

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 6 November 2024</p>                                                                                                                    |                                                                                                                                                 |