

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00682/LBC	Replacement of grey aluminium double-glazed windows at rear ground floor and first floor to white UVPC double-glazed windows with black windowsills	4 Bury End Pirton Hitchin Hertfordshire SG5 3QB

Submitted Plan Nos

Location plan BDS1011/39/1/A Existing rear elevation Proposed rear elevation

1.0 Policies

HE1	Designated heritage assets
SECN13	Protecting Green Belt Land

2.0 Site History

2.1 Although not the most recent planning history the following is most relevant:

13/00492/1LBC

Paint all external elevations white.

3.0 Policies

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 Representations

4.1 **Press & site notices** – No objections received.

5.0 Planning Considerations

5.1 Site and Surroundings

- 5.1.1 No 4 Bury End is a semi-detached cottage attached to No 6 located in the Pirton Conservation Area. As a result of bomb damage in World War II both have lost their thatched roofs. This list description is as follows:

PIRTON BURY END TL 1431 (South side)

7/142 Nos. 4, and 6 - GV II

House, now 2 houses. C18 or earlier, C19 extensions each end. Timber frame on stuccoed sill, roughcast. Painted red brick extensions. Steep red tile roofs. A 2-storeys, 2-cells, internal-chimney, lobby entry plan house facing E, with single-storey extension to N end and lean-to at S end. Irregular E front with 3 windows to 1st floor, and 2 to ground floor and 2 doors, the second door at N end of front next exposed corner post. Flush, 2-lights, small-panes, casement windows. Plank door in middle up 2 steps.

Listing NGR: TL1460331491

5.2 Proposal

- 5.2.1 The application is described as:

Replacement of grey aluminium double-glazed windows at rear ground floor and first floor to white UVPC double-glazed windows with black windowsills.

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 Pirton Conservation Area.
- 5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

**Guidance on Alterations to Listed Buildings
IHBC Toolbox Guidance Note GN2021/1 - January 2021**

- 5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support

Impact on the listed building

- 5.3.4 The existing windows on the rear elevation are not historic fabric of significance and their replacement with white double glazed upvc windows (Halo Flush 70) is considered to be supportable. The windows are located in the rear elevation and will not have a harmful impact on the character of the conservation area or the significance of the listed building.

The proposed windows will be more in keeping with the character of the listed building albeit non timber.

There are no objections.

5.4 Alternative Options

- 5.4.1 None

5.5 Pre-Commencement Conditions

- 5.5.1 None applicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Pirton Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 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.

6.0 Recommendation

- 6.1 I recommend that listed building consent be **GRANTED**.

2.0 Site History

3.0 Representations

4.0 Planning Considerations

4.1 Site and Surroundings

4.2 Proposal

4.3 Key Issues

4.4 Conclusion

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 PLEASE AMEND AS APPROPRIATE: That planning permission be **GRANTED** subject to the following conditions: / **REFUSED** for the following reasons:

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2025	

