DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01407/LBC	Replace single glazed windows with double glazed windows (as amended by revised cutting list diagrams received on 3rd and 4th July 2018 respectively)	Deards End Farm Park Lane Knebworth Hertfordshire SG3 6PH

Submitted Plan Nos
Cutting List Diagrams Landing Window W3

1.0 Policies

2.0 **Site History**

2.1 **04/00447/1LB** – Replace aluminium windows in all front and rear dormers with timber casement windows.
CON 05.05.2004

3.0 **Representations**

3.1 **Knebworth Parish Council** – No objection

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Deards End Farmhouse is grade II listed and is located within the Deards End Lane Conservation Area. The list entry reads as follows:

Farmhouse, now house. Mid-late C18 chequered red brick. Double pile with 2-span machine tile roof. End chimney stacks to gables. 5-window road elevation has c.1970 casements in original openings, those of around floor with renewed gauged brick heads.

Classical-style doorcase. 3 modern dormers. Included for group value.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The key issues are to assess the impact of the replacement windows upon the building's special character and to a lesser extent the impact upon the character and appearance of the Deards End Lane Conservation Area. Apart from consideration of Section 12 of the NPPF, the proposal is also to be considered in terms of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 It is confirmed in the submitted 'Heritage Statement' that the new windows will be:

1.0 Manufactured using engineered hardwood;
2.0 Double-glazed with 4-8-4 units;
3.0 Spray painted in a white micro-porous paint;
4.0 Fitted with a concealed multi-point locking system; and
5.0 The ironmongery will be black monkey-tail.

4.3.3 The windows proposed to be replaced are shown on the set of Cutting List Diagrams received with the original submission, however, on 22 June 2018, clarification was sought regarding Window W3 and the applicant was encouraged to consider changing the design of windows W1, W13 and W14 by: i) dividing W1 into three sections i.e. two mullions and with flush top lights (either fixed or opening); and ii) introducing a pair of flush side-hung casements to windows W13 and W14

4.3.4 On 3 July 2018, an amended set of Cutting List Diagrams was received indicating an

improved window design for windows W1, W13 and W14 but the window for the landing was still not a true representation of window W3. A further drawing for window W3 was received on 4 July 2018.

4.4 **Conclusion**

4.4.1 It is considered that the proposed windows will not occasion harm to the listed building or to the conservation area. The proposal, therefore, satisfies the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016) and is **UNOBJECTIONABLE.**

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

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.

2. Notwithstanding the reference to '24mm Double Glazed' for the kitchen/Dressing/Shower and Cloakroom windows on the revised Cutting List Diagrams received on 3 July 2018, all new windows shall receive 4-8-4 double-glazing as set out on the same drawings and as referred to in the supporting Heritage Statement. In addition, any openable windows shall not incorporate stormproof casements and the windows shall not incorporate trickle-vents, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 July 2018	