DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01125/LBC	Replace pvc double glazed windows with timber double glazed windows. Replace single glazed timber rear door with timber double glazed door	88 Ridge Road Letchworth Garden City Hertfordshire SG6 1PT

Submitted Plan Nos
Cutting list diagrams Large drawing (1of 4) Large drawing (2 of4) Large drawing (3 of4) Large drawing (4 of4) Location Plan

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **83/01356/1LB** - Installation of four replacement first floor windows
LBC 27/09/1983

16/00645/1LB – Replace single-glazed rear kitchen window and external door with double-glazed Upvc window and door.
R 01/06/2016

3.0 **Representations**

3.1 **Press & site notices** – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.88 Ridge Road forms part of a grade II group listing incorporating nos.2 to 122 (even) and which are located within the Letchworth Conservation Area. The properties were built in 1906 by B Parker and R Unwin and comprise 13 grouped terraces forming a cul-de-sac and village green layout. Nos.86-94 are towards the

north-west side of the 'village green' and according to the list entry, the concept of a village green layout was put forward in 1898/9 and published by Parker and Unwin in "The Art of Building a House".

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 proposal upon the building's special character and that of this listed group and upon the character and appearance of the Letchworth Conservation Area.

4.3.2 First and foremost it should be noted that the ground floor kitchen window and rear entrance door are non-original but both are constructed in timber. The window makes no positive contribution to the building's special character appearance but then again neither does the other ground floor rear window or, in my opinion, the replacement Upvc first floor rear windows installed following the granting of Listed Building Consent in 1983. The rear door makes a slightly more positive contribution.

4.3.3 There have been multiple applications over the years for replacement windows at this grade II listed group. Although listed building consent has been granted for replacement Upvc windows at this property and at no.38 (rear elevation only) - 94/00611/LB and no.108 - 90/00045/1LB, there have also been four occasions (at least) where listed building consent has been refused for replacement Upvc windows (no.52 - 91/00232/1LB, no.56 - 91/00232/1LB, no.74 - 98/01675/1LB & 82 - 01/00026/1LB). Consequently no Upvc windows have been granted consent in this listed group since 1994. The proposed use of Upvc material in 2016 was, therefore, a justifiable reason to refuse consent

4.3.4 The current proposal is for engineered hardwood frames with the windows matching the section details of the original windows in this listed group. The windows will be double-glazed 4-8-4 units with black monkey-tail ironmongery.

4.3.5 Whilst it is acknowledged that the replacement door is a full height glazed door that does not take the opportunity to replicate other original rear doors within this listed group, it is considered that the benefits of securing a vastly improved window design more than offsets any concerns raised with regard to the rear door design and that the proposal is a satisfactory compromise considering the previous refused scheme.

4.4 **Conclusion**

4.4.1 It is considered that the proposed alterations will not occasion harm to the listed building or to the character or appearance of the Letchworth Conservation Area, thereby, satisfying the provisions of Sections 16 & 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 considered **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. The new windows hereby consented shall have flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character and the appearance of the Letchworth Conservation Area.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2018	