

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                       | APPLICATION SITE                                                        |
|--------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 25/01582/LBC             | Replacement rear French doors and<br>internal alterations (as amended by plan<br>received on 17/09/2025). | 188 Park Lane<br>Old Knebworth<br>Knebworth<br>Hertfordshire<br>SG3 6PS |

**Submitted Plan Nos**

0372-RIC-XX-ZZ-DR-A-0110-P02 0372-RIC-XX-ZZ-DR-A-0050-P02 0372-RIC-XX-ZZ-DR-A-0060-P02 0372-RIC-XX-ZZ-DR-A-0051-P02 0372-RIC-XX-ZZ-DR-A-0061-P02 0372-RIC-XX-ZZ-DR-A-0100-P02

1.1. **National Planning Policy Framework (2024)**

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP13 - Historic environment

Development Management Policies

Policy HE1 - Designated heritage assets

2.0 **Relevant Site History**

2.1 Concurrent Householder application 25/01582/LBC - Replacement rear French doors and internal alterations (as amended by plan received on 17/09/2025).

2.2 97/00664/1HH & 25/00601/1LB– Single storey side and rear extension. Conditional Permission.

2.3 85/00922/1LB - Removal of two internal walls. Granted.

3.0 **Representations**

**Press and Site Notice** – None received.

**Knebworth Parish Council** – None received.

**NHC Conservation Officer** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property lies on the north side of Park Lane and is within the Old Knebworth Conservation Area and the Green Belt. There is no settlement boundary for Old Knebworth and therefore the site is considered to be within the open countryside in terms of planning policy.

- 4.1.2 Both the application site and its attached neighbour no.190 Park Lane are grade II listed buildings and are therefore classed as Designated Heritage Assets.

#### 4.2 **Proposal**

- 4.2.1 *Replacement rear French doors with additional side lights and internal alterations (as amended by plan received on 17.09.2025).*

- 4.2.2 The application has been amended to revise the design of the replacement rear French doors and side lights in line with comments from the Conservation Officer.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building, and whether the proposal would preserve or enhance the character and appearance of the Old Knebworth Conservation Area.

#### **Design and Appearance**

- 4.3.1 The proposed development would see the replacement of the existing French doors to the existing rear extension with the installation of French doors with half-height side lights. It should be noted that the existing French doors are not in accordance with the approved plans as per the '97 applications and do not benefit from consent.
- 4.3.4 In addition, internal changes are proposed which comprise of the removal of a load bearing wall which is original to the construction of the dwelling. Whilst consent was previously granted for the works under the '85 application the corner stack was retained on the ground floor. However, on submission of the '97 application, the corner stack was shown to be truncated and a such a material start is said to have been made and so works to the stack are consented. Photographs submitted in support of the application show the presence of a ventilation grille. On the basis of this, I am satisfied that the works would not occasion harm to the listed building's special character.

#### 4.3 **Conclusion**

- 4.4.1 It is considered that the proposal would not occasion harm to the grade II listed building or to the character or appearance of the Old Knebworth Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) & 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 Policy HE1 of the Local Plan 2011-2031.

#### 4.5 **Alternative Options**

- 4.5.1 N/A

#### 4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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. Joinery section details of the replacement French doors and side lights including 1:1 section detail of the proposed glazing system and glazing bars shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the doors and side lights. Thereafter the doors and side lights shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

|                                                                                                                               |                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 16 October 2025</p>                                                                |                                                                                                                                                 |