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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr John Gass
Keepers Cottage
2A Orchard Way
Breachwood Green
Hitchin
SG4 8NT
United Kingdom

Applicant:

Mr John Gass

PARTICULARS OF DEVELOPMENT

Application: 25/01489/LBC

Proposal: Replacement of 16no. single-glazed timber-framed windows with slim profile timber double glazed windows (as a variation of listed building consent ref: 24/02823/LBC granted on 04.02.2025 omitting Condition 2 thereof).

Location: Keepers Cottage, 2A Orchard Way, Breachwood Green, Hitchin, Hertfordshire, SG4 8NT

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 25 June 2025.

The reasons for the Council's decision to refuse Listed Building Consent are:

1. Keepers Cottage is grade II listed for the reasons of i) its architectural quality as a C17 or earlier vernacular cottage, ii) its high proportion of survival of the historic plan form and historic fabric, iii) its historic role as a former game keeper's cottage and iv) its group value with nearby listed buildings of the same period. The building has timber, single-glazed windows of moderate and low significance and several of no special interest. Whilst timber, slimline windows are proposed as directed by the Secretary of State in formal decision dated 10 December 2024, no details are provided for these windows as covered by Condition 2 as recommended in the Planning Inspector's Report to the Secretary of State dated 26 November 2024. Paragraph 207 of the NPPF states that in determining applications, "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". By reason of the lack of information provided with this application, there is insufficient information to assess the potential impact of the proposal on Keepers Cottage's significance. As such, the proposal fails to satisfy the aims of the National Planning Policy Framework. If the proposed windows are not flush casements, do not have appropriately detailed glazing bars, ironmongery etc then they will also fail to satisfy the provisions of Section 16(2) 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.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 19 August 2025

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NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.