

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02357/LBC	Replace existing rear ground floor bathroom and kitchen windows with double glazed units.	7 High Street Barley Royston Hertfordshire SG8 8HZ

Submitted Plan Nos

Items 2 & 3 Rev A (1 of 2) Items 2 & 3 Rev A (2 of 2) Kitchen windows specification Bathroom
windows specification Location Plan

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 **96/00939/1LB** - Four replacement windows in front and side elevations **CON 01.10.1996**

98/00991/1LB - Single storey rear extension, following partial demolition of existing building, reinstatement of front door, installation of replacement windows and internal alterations.

CON 03.09.1998

00/00105/1LB - Internal alterations to provide additional living accommodation in loft space, installation of three rooflight windows and circular window in rear elevation, replacement of stone plaque on front elevation with glass and repositioning of soil and vent pipe (as amended by plans received 14.2.00 and 10.4.00)

GTD 14.04.2000

18/01624/LBC - Install 4 no. replacement doubled glazed windows and rear door
CCON 11.02.2019

21/02997/LBC - Reconstruct fireplace and reinstate party wall together with associated alterations.

CCON 01.04.2022

3.0 Policies

3.1 Policies HE1 and HE2 of the North Hertfordshire Local Plan 2011 – 2031 are relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **212** (*great weight should be given to the asset's conservation*),
- ☐ **213** (*clear and convincing justification*), and
- ☐ **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 Representations

4.1 **Barley Parish Council** – No comments received.

Historic England – Non-intervention letter – no comment.

National Amenities Societies – No comments received.

HCC Archaeology - Due to its limited impact we have no comments to make.

Press & Site Notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 No.7 and 9 High Street are grade II listed and located within the Barley Conservation Area. The properties are described in the list entry as:

House, now 2 dwellings. Late C17 or early C18, altered C19 and C20. Timber frame on brick base. Roughcast. Steeply pitched slate roof. 3 cells, originally probably lobby entry. 1 storey and attic. 2 front entrances are blocked both retaining fanlights and bracketed hoods, that to left has stained glass, that to right has its hood extending over a small pane flush frame horizontal sliding sash to right with C19 or later timber and brick nogging exposed below. A 2nd horizontal sliding sash to centre and a C20 casement to left. 3 C20 2 light dormers with raking heads. Axial ridge stack behind left entrance, rebuilt capping. Half hip to left end with 2 light flush frame casements and a pentice board for earlier thatch, exposed plates. C20 lean-to additions to rear with entrances. Interior: some exposed framing with tension braces. Included for group value.

5.2 **Proposal**

- 5.2.1 The proposal is to ***'Replace existing rear ground floor bathroom and kitchen windows with double glazed units'***.

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 character & appearance of the Barley Conservation Area.

- 5.3.2 Windows are often a significant feature of listed buildings. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks. There is much by the way of guidance provided by local planning authorities which discourages the installation of double-glazed windows into listed buildings and whilst North Herts does not have specific guidance on this matter, it is important that the following are considered when considering replacement of windows:

- ☐ Evidence of craftsmanship
- ☐ Use of old or rare materials
- ☐ Detail of design

If the existing windows contribute positively to the building's special character and the frames are capable of repair, this should normally be the way forward.

Historic England guidance entitled 'Traditional Windows: their care, repair and upgrading' published in 2017.

- 5.3.3 At page 54 of this guidance it states:

"If used in multi-paned windows, IGUs will generally be less efficient than secondary glazing since even the most efficient units will not overcome thermal bridging through the frame and glazing bars. This is particularly an issue when IGUs are added to steel windows. For this reason and for cost effectiveness, many replacement windows are made instead with a single IGU with timber glazing bars or leaded lights applied to the surface. This loss of historic fabric and detailing and change in appearance are likely to reduce the significance of the window and the host building."

5.3.4 Further on, Historic England's general approach to the alteration or replacement of windows is set out below:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

5.3.5 Thermal upgrading of windows is considered in some detail. Historic England refers to recent research which has shown that by using secondary glazing with low emissivity coating, heat loss can be reduced by over 60%. It does not rule out the use of double-glazed windows in listed buildings but explains that conventional double-glazed units which are between 22 and 28mm thick, or slim profile double-glazed units which are between 10 and 16mm thick, differ from traditional glass which is normally between 2 and 3mm thick.

5.3.6 The Listed Property Owners Club acknowledges the above Historic England guidance which specifically addresses the subject of thermal upgrading of windows and double glazing. It describes that assessing the significance of a window and understanding the contribution it makes to the significance of the building is the key first step in deciding the correct approach to any alterations or upgrading. Where historic fenestration survives, Historic England explains that it is often an irreplaceable resource that should be conserved and repaired wherever possible. It describes how to determine the architectural and historic significance of windows so that decisions about altering them can be made in an informed way.

Guidance on Alterations to Listed Buildings

IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.7 At 4.3.4 it states

“Proposals to double-glaze existing windows are often inappropriate as well as having a surprisingly high carbon impact and a short lifespan. Thicker glazing units require glazing bars to be modified to accommodate them and the window will then have a very different appearance.”

Whilst at 4.3.5 it states

“Applied glazing bars to the surface of windows or sandwiched between panes of double-glazing are generally inappropriate. Secondary glazing may be acceptable subject to careful location of the framing elements so as not to be disruptive to the visual appearance when seen from the exterior.”

Impact on the listed building

5.3.8 The submitted Heritage Statement states:

Due to rot within the frames, poor heat retention and security qualities, it is proposed to replace the bathroom and kitchen ‘Storm’ single glazed windows on the ground floor to the rear of the property.

The proposals seek to replicate this existing window designs and the glazing bars, including width and profiles, within double glazed units in wood (finished with white paint) in order to improve: energy efficiency, security and reduce noise.

Details of the proposed designs and the glazing bars, including width and profiles have been provided by the contractor and submitted to the planning Authority by the applicant. The specification replicates that approved under 18/01624/LBC.

No issues arise in relation to the impact of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposal is not for additional bulk or increased fenestration which allows for overlooking.

5.3.9 The windows proposed to be removed possess no special interest and the detailing of the replacement windows is to a high standard incorporating a 12mm glazing system, 24mm wide glazing bars and externally finished with Dryseal putty.

5.4 Alternative scheme

5.4.1 Not applicable.

5.5 Pre-Commencement Conditions

5.5.1 Not applicable.

5.6 Conclusion

5.6.1 Considering that the windows are non-original, there is scope not only to improve the windows aesthetically but also to improve the building’s thermal performance by introducing slimlite glazing. It is considered that the detailing of the new windows will preserve the listed building’s special character, thereby, satisfying 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.

6.0 **Recommendation**

6.1 That Listed Building Consent be **GRANTED** subject to the following condition:

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: 2 January 2025	