NORTH HERTFORDSHIRE DISTRICT COUNCIL

*Correspondence address:*
North Hertfordshire District Council, PO Box 10163, Nottingham, NG6 6DH
Telephone: (01462) 474000
Text Phone: (01462) 474800
DX 324201 Nottingham 59

Date: 12 November 2019

Mr L Papworth
Friends Green Farm
Damask Green Road
Weston
Hitchin
Hertfordshire
SG4 7BU

Our Ref: 18/01230/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

Dear Mr Papworth,

**Discharge of Condition 3 - Joinery Details of new window (as discharge of condition attached to listed building ref. 15/01721/1LB granted consent 26.08.2015)**
**Friends Green Farm, Friends Green, Damask Green Road, Weston, Hitchin, Hertfordshire, SG4 7BU,**

**Please quote the following reference: 18/01230/DOC on all correspondence.**

I refer to your application originally received on 3 May 2018 which seeks approval of window joinery details pursuant to Condition 3 of the listed building consent reference no. 15/01721/1LB.

I note that the Council's Senior Conservation Officer rejected the R9 window type originally submitted with your application. Revised details were received on 2 July 2019 which were also rejected by the Senior Conservation Officer in his email to you dated 4 July 2019 in which he also encouraged the submission of a metric drawing of the 'Classique French Casement', with 8mm cavity system and with the head detail amended omitting the vent and drip features.

On 22 October 2019, I note that you submitted fresh window details prepared by Mumford & Wood. It is noted that these are generic drawings which have been submitted to show/explain the window construction i.e. the fact that they will have 14mm glazing with a 6mm cavity and that whilst trickle vents are marked as optional on the drawings you have confirmed that these will not form part of the window design in this particular case.

You have stated that *''These generic drawings demonstrate 8 panes of glass per window but there will be 10 panes per window, as per the planning drawings''*. This is incorrect. According to the approved drawings under ref: 15/01720/1HH & 15/01721/1LB, there would be a pair of 10 pane doors to the West Elevation, a pair of 6-pane casement windows to the South Elevation and 4 x 6-pane windows to the East Elevation (the 'inner' casements fixed and the 'outer' casements side-hung opening). I understand that the Senior Conservation Officer is satisfied that the following are acceptable with respect to the drawings submitted on 22 October 2019:

1. The 24mm wide ovolo **or** lambs tongue **integral** glazing bar and the fact that the glazing will be putty glazed (windows and French doors);
2. The 14mm glazing system incorporating a **6mm cavity**; and
3. The fact that the casements will be **flush-framed** i.e. stiles and jambs more or less match.

The Senior Conservation Officer has also reiterated that trickle vents and the optional canopy or head drip, are unacceptable details. He has also stated that notwithstanding the fact that the drawings are 'generic', drawing nos. CLS-SW4SX and CLS-SW14SX are not representative of the windows on the approved scheme, therefore, are not regarded as forming part of the set of 'generic' drawings. On the basis of the above, the Senior Conservation Officer is satisfied that the window details are acceptable and I am, therefore, prepared to approve the window/French door joinery details on behalf of the Local Planning Authority.

I would remind you that the requirements of the aforementioned condition will not be fully complied with until the development has been completed in accordance with the approved details. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager

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