



**North
Herts**
Council

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

47

Suffix

Property Name

Address Line 1

High Street

Address Line 2

Address Line 3

Hertfordshire

Town/city

Barkway

Postcode

SG8 8EB

Description of site location must be completed if postcode is not known:

Easting (x)

538459

Northing (y)

235627

Description

Applicant Details

Name/Company

Title

Mrs

First name

Nina

Surname

Lancaster

Company Name

Address

Address line 1

Somerton House

Address line 2

47 High Street

Address line 3

Town/City

Barkway

County

Country

Postcode

SG8 8EB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Ref 19/01869/LBC for 'Replace existing windows to Utility Room and Garden Room on south (garden) elevation with double-glazed timber windows. Replace French doors with double-glazed French doors. Replace Utility Room door with new door to match. Replace Morning Room door and dry-line behind. Internal alterations'.

Mark Simmons response: I note that you proceeded with the works to replace the Morning Room door and that you have dry-lined behind as part of the kitchen refit which was completed in November 2019 but you didn't pursue replacing the windows and doors at the time. In my opinion this would constitute a material start to the scheme and that appn ref: 19/01869/LBC still stands.

Reference number

Original application reference: 19/01869/LBC

Follow up correspondence GEN reference: 24/00764/GEN

Date of decision (date must be pre-application submission)

29/04/2019

Please state the condition number(s) to which this application relates

Condition number(s)

At the time, I checked the wording of Condition 2: As indicated on the 'FLUSH CASEMENT (Ovolo)' drawing prepared by 'Timber Windows', all new windows hereby consented shall be manufactured without trickle vents or top-hung 'vent' type windows and shall receive 14mm double-glazed units unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, notwithstanding the approved plans, 1:1 section details or an actual sample of the proposed glazing bars for the new windows/French Doors/Utility Room door shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the windows and doors.

You enquired at that time as to whether you needed to submit anything before proceeding and the answer I gave was 'yes'.

As noted above, Condition 2 not only requires that the windows have timber flush casements, no top-hung lights and no trickle vents but also requires 1:1 section details or an actual sample of the proposed glazing bars for the new windows/French Doors/Utility Room door to be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the windows and doors. You will need to submit what is an 'Approval of Details' application and which needs to include the above details. Although many 14mm glazing systems come with applied or 'stuck on' glazing bars, I am ideally seeking a 'through-bar' detail which would require each double-glazed pane to be glazed individually. You have asked whether I can provide you with full details of what I expect to receive in order for final approval. What I am looking for is something like, but not necessarily exactly the same, as the image below, which is taken from page 9 of a publication entitled 'Double glazing in listed buildings General Principles - A guidance note by the Essex Conservation Officers Forum October 2019' and which shows a 14mm system with a 22mm ovolo profile through-bar.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2019

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

An 'Approval of Details' application for the window and door details as requested above.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

All new windows hereby consented shall be manufactured without trickle vents or top-hung 'vent' type windows and shall receive 14mm double-glazed units unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, notwithstanding the approved plans, 1:1 section details or an actual sample of the proposed glazing bars for the new windows/French Doors/Utility Room door shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the windows and doors.

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Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

19/01869/LBC

Date (must be pre-application submission)

29/08/2019

Details of the pre-application advice received

I am referring to the decision notice as follows:

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby GRANT LISTED BUILDING CONSENT to the works described above and proposed by you in your application received with sufficient particulars on 29 August 2019.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nina Lancaster

Date

31/07/2024