



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2024/1044/LB & 6/2024/1043/HOUSE
Date: 24/06/2024

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 13 Fore Street Hatfield AL9 5AN

This application is for the replacement of 7 sliding sashes to existing frames and the full replacement of 2 sash windows. Replacement of 4 windows casement eaves only to existing frames and the full replacement of 6 casement windows and the full replacement of 2 doors.

Number 13 Fore Street is Grade II listed (list entry: 1101050) and is located in the Old Hatfield Conservation Area.

There is limited information regarding the significance of the windows and doors as well as their condition. From the information provided, many of the windows appear to be of some significance/ make a positive contribution to the significance of the listed building. There is always a preference for repair over replacement, particularly historic windows as surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.

Evidently, some of the window frames are in a poor state of repair, particularly items 01 and 02. However, it is unclear why the windows and doors throughout the property require wholesale replacement. The proposed wholesale replacement has the potential to result in the loss of historic fabric. There are limited close-up photographs of all the items, but in the photographs provided most windows and doors appear to be in a good or repairable condition. If the windows and doors (that make a positive contribution) are beyond economical repair, it should be clearly demonstrated through a comprehensive condition survey, and they should be replaced with accurate copies.

Notwithstanding concerns such concerns, the proposed replacement windows would have slightly thicker glazing bars than some of the existing windows and would be double glazed. The differing appearance and character, when compared to the existing windows, could detract from the architectural interest of the listed building.

There would be no objection to the replacement of uPVC or modern stormproof casement windows with more appropriately detailed windows; this would be considered an enhancement. Similarly, item 9 is missing a casement and installing a casement would be supported, subject to the details.



Currently, there are aspects of the scheme that have the potential to result in the loss of historic fabric, thus resulting in 'less than substantial' harm to the significance of the listed building (paragraph 208 of the NPPF). Furthermore, the proposal lacks clear and convincing justification for the wholesale replacement (paragraph 206 of the NPPF). Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 should be considered. Further information would be required before establishing the principle of replacing the existing windows and doors.

Historic England's guidance of Traditional Windows: Their Care, Repair and Upgrading includes a list of general approaches, of those approaches the following may be relevant to this property:

- 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.*

As per Historic England Traditional Windows guidance, 'Where a proposal to replace historic windows is based on a desire to improve thermal performance, we would advise that there are other means of securing such improvements which may have less impact on the significance of the building.' I recommend that the following guidance is consulted prior to making any subsequent application:

[Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures](#)
[Retrofit and Energy Efficiency in Historic Buildings](#)
[Traditional Windows, Their Care, Repair and Upgrading](#)

Yours sincerely

Seren Wilson BA (Hons) MSc
Built Heritage Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter