



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/2478/LB
Date: 13/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 44 Fore Street, Hatfield, AL9 5AH

The application is for the replacement of 8 x rear facing windows and provision of 2 extractor vents at the rear of the site.

No. 44 forms the easternmost part of a Grade II listed building listed as "Part of The Eight Bells Public House, 44 and 46, Fore Street". The building has a late eighteenth century brick frontage, although no. 46 is painted (part of The Eight Bells). No. 44 has a former shopfront at the ground floor and sash windows above. It is also located within the Old Hatfield Conservation Area.

As shown on the submitted photographs, the rear windows are all modern replacements of various periods and quality. A site visit confirmed that there are no windows of significance in the rear elevation. Many are uPVC which detract from the architectural significance of the listed building. The replacement of the windows with well-detailed timber windows is fully supported as this will enhance the significance of the building.

The proposed replacement windows have traditionally detailed timber frames and double glazed units. As per Historic England's guidance on *Traditional Windows: their care, repair and upgrading* (2017) the replacement of modern, poorly detailed windows with traditional well detailed double glazed windows is acceptable as the improvements in the design and detailing of the windows enhance the appearance of the building.

The details provided (including a section drawing provided by email on 25/01/2023) show flush fitting casement windows and integral glazing bars with a putty finish. Window no.1 (bathroom, second floor) is to be a five-over-ten sash window due to the proportions of the aperture. The double glazing units proposed are approx.. 15mm in thickness and will improve the sound and thermal insulation. The spacer bars will be white rather than the standard silver to improve the appearance of the windows. It is recommended that the putty is white in colour of painted white to match the frames.



The windows are traditionally designed without trickle vents. In regards to the impact on the significance of the listed building, the omission of trickle vents is fully supported. Approved Document F notes that the standards for ventilation should be complied with as far as they can without unacceptably affecting the significance of listed buildings. It should also be noted that the building is of breathable construction which has been enhanced with the recent re-plastering of the interior in lime plaster.

In addition, two extractor vents are proposed to be installed at first and second floor level on the rear elevation. This is uncontentious as the loss of historic fabric is minor and they will allow the bathrooms to be ventilated.

There are no objections to the granting of listed building consent as the proposed works enhance the special interest and significance of the listed building are considered to be compliant with Chapter 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works also enhance the significance of the Conservation Area, as per Section 72 of the 1990 Act.

Yours sincerely

Maria Kitts BA (Hons) MA PGCert
Principal 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