# North Hertfordshire District Council
## Building Conservation comments

**File Ref:** 18/00235/LBC
**Date:** 22/05/2018
**Planning Officer:** SD
**Address:** 22 Westholm, Letchworth Garden City SG6 4JB
**Subject:** Single storey rear extension following demolition of existing conservatory and replacement windows.

Initially, I was due to respond by 23rd February 2018, however, due to my caseload, myself and the case officer were unable to meet with the applicant on site until 6th April 2018. The following comments relate to an amended scheme received on 27th April 2018.

Nos.1-24 Westholm are grade II listed and are located within the Letchworth Conservation Area. The list entry reads as follows:

***1906 by B Parker and R Unwin plan designs of 1898/9 published in 1901 by Parker and Unwin in "The Art of Building a House". This, with the Birds Hill development (qv), is the earliest known scheme based on the traditional village green layout, and the prototype of all later development of this type throughout the country. Grouped cottages in 7 one and a half storey in blocks of 2, 4 and 5 houses, varying in design through judicious use of irregular gables and dormers. The focal point of the composition is the large central gable of Nos 12 and 13. Tiled roofs with brick ridge stacks. Roughcast walls. Transom and mullion windows, some with glazing bars. Recessed, arched doorways. Later alterations and additions. Included as a seminal development concept.***

The significance of no.22 Westholm is that it forms part of a seminal development concept by B Parker and R Unwin as one of the earliest known schemes based on the traditional village green layout. No.22 has, however, been altered over the years with the front door entrance and rear conservatory regarded as being rather unsympathetic alterations/addition.

The key issue is to assess the impact of the proposal upon the building's special character. Apart from consideration of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed submission, October 2016), the proposal is also to be considered in terms of Sections 16, 66 (planning application) & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The applicant has positively addressed a number of items previously raised – front entrance, staircase detailing, timber windows including transoms of a more appropriate width etc. Although the rear extension is relatively deep and incorporates a gabled projection, it would make a significantly more positive contribution to the building's appearance when compared with that of the existing 'conservatory'.

**Suggested conditions**

1. Standard LB time condition

2. A sample of the clay plain tile for the extension roof and to make up for any shortfall in re-roofing the existing property, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roof works.

Reason: To safeguard the listed building's special character.

3. Notwithstanding the front door details on approved drawing no.05D, further details at a larger metric scale of the door design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the listed building's special character.

4. Notwithstanding the reference to the proposed replacement windows being *'white aluminium powder coated'* in the submitted Design and Access Statement dated 23rd January 2018, all new windows in the principle building together with the three-light window in the extension hereby approved, shall be manufactured in timber with flush casements, no trickle vents and shall incorporate a 16mm double-glazing system unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

5. Notwithstanding the reference to the replacement fireplace in the sitting room on approved drawing no.05D, details of the replacement fireplace shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

**Recommendation**
Subject to the above conditions, it is considered that the proposal will not harm the building's special character or harm the character or appearance of the Letchworth Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

**Mark Simmons**
**Senior Conservation Officer**

***Note:*** *I advise that the description for application ref: 18/00234/FP for 'Single storey rear extension following demolition of existing conservatory and replacement windows' is altered to omit the reference to the windows (planning permission not required). Apart from that, I raise* ***NO OBJECTION*** *on the basis that the proposal will satisfy Sections* ***66*** *and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).*