

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02233/LBC	Two storey side/rear extension, raise existing roof ridge height of main dwelling and existing garage and replace existing tiles and fascia boards, alterations to existing fenestration to include insertion of rooflights to existing side and additional rear roofslopes, following demolition of modern single storey element. Internal alterations.	221 Icknield Way Letchworth Garden City Hertfordshire SG6 4TU

Submitted Plan Nos

2506/SD/100A 2506/SD/101C 2506/SD/102B 2506/SD/103A 2506/PD/201A 2506/PD/202B
2506/PD/203A 2506/PD/204A 2506/PD/205A

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/02232/FPH - Two storey side/rear extension, raise existing roof ridge height of main dwelling and existing garage and replace existing tiles and fascia boards, alterations to existing fenestration to include insertion of rooflights to existing side and additional rear roofslopes, following demolition of modern single storey element. Erection of detached garden office.

Pending Consideration

2.2 20/01060/LBC - Replacement front door and frame and surrounding frame

Conditional Consent

2.3 20/00270/LBC - Replacement front door (as amended by drawings nos. 10:28 31-03-20 1 of 1 (Front Elevation) and 13:58 31-03-20 1 of 1 (Rear Elevation) received by email dated 31/03/2020)

Conditional Consent

2.4 06/00708/1LB - Display of 9" diameter Commemorative Plaque on front elevation.

Conditional Consent

2.5 92/01325/1LB - Two storey side and rear extensions, integral garage and 2 rooflights following demolition of existing conservatory and garage (As amended by plans received on 13th January 1993)

Conditional Consent

2.6 92/01158/1- 2 and single storey rear extensions, garage and one rooflight, following demolition of existing garage, conservatory and lean to (as amended by plans received on 13th January 1993)

3.0 **Representations**

3.1 **Letchworth Garden City Heritage Foundation** – None received.

3.2 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 221 Icknield Way is a Grade II Listed building and resides within the Letchworth Conservation Area. The Historic England List Entry (1101991) for the site is as follows:

ICKNIELD WAY 1. 5255 No 221 TL 2133 6/62 II 2. 1905 by Bennett and Bidwell. Cottage in the vernacular style. Awarded second prize in Class I of the 1905 Cheap Cottages Exhibition. One and a half storeys. Three windows gabled front. Tiled roof with brick stack. Weather-boarded brick walls. Framed casement windows. Entrance with half glazed door.

4.2 **Proposal**

4.2.1 Two storey side/rear extension, raise existing roof ridge height of main dwelling and existing garage and replace existing tiles and fascia boards, alterations to existing fenestration to include insertion of rooflights to existing side and additional rear roofslopes, following demolition of modern single storey element. Internal alterations.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.2 The Council's Conservation Officer provided a formal comment on the 7th October 2025, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report: "Although I was somewhat hesitant in supporting a further two-storey addition to this building, the proposal would see a flat-roof addition removed and concrete tiles replaced. The key difference between existing and proposed is the new space created at first floor. This is very much an on-balance view, and I conclude that I find this proposal **UNOBJECTIONABLE**."

4.3.3 Given the appropriate massing, materials and design of the proposal, subject to conditions, and that no objection has been raised from the conservation officer, it is not considered that the proposal would cause unacceptable harm to the listed building. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policy HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The re-roofing of 221 Icknield Way together with the roof covering for the extension hereby approved shall be undertaken using Marley Ashdown Handcrafted Plain Tiles (Aylesham Mix) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. Joinery section details at a metric scale and including a 1:1 section of the glazing system and glazing bars for the new windows and the sliding doors on the North East Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to manufacture. Thereafter the new windows and doors shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. All new windows shall be manufactured in timber and shall receive flush casements unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. The new gutters and the replacement of the existing Upvc soil stack shall be undertaken in cast-iron as stated in the submitted Heritage, Design and Access Statement, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	