

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	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

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 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.

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 be 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 recieved 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 recieved on 13th January 1993)

Conditional Consent

3.0 Representations

- 3.1 **Neighbour consultations** – One received from 225 Icknield Way in objection regarding overlooking.

- 3.2 **Letchworth Garden City Heritage Foundation** – None received.

- 3.3 **Conservation Officer** – No objection.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a two-storey, detached dwelling constructed of brick with black timber weatherboarding, concrete roof tiles and timber windows.

- 4.1.2 The dwelling is Grade II listed. Since its construction in 1905, the Class 1 Cheap Cottage has been extended to include the present integrated garage, two-storey rear extension and single storey side extension (ref. 92/01158/1 & 92/01325/1LB).
- 4.1.3 The application site resides in the Letchworth Conservation Area. The gable design of the dwelling is typical of properties along Icknield Way.

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. Erection of detached garden office.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed side extension to the north-east elevation would replace the existing single storey flat roof extension with a two-storey extension. The two-storey extension

would have a dual-pitched roof, with a catslide slope to the east featuring a Conservation-style rooflight.

- 4.3.4 The proposed extension would be sympathetic to the host dwelling in both design, scale and choice of materials. The proposed catslide roof would mimic the existing catslide roof featured on the north-west elevation. While the extension would be visible from the street scene, the proposal would largely cover the existing footprint of the existing single storey extension meaning there would only be a slight increase in footprint. Combined with the catslide roof, the extension would appear subservient to the existing gable projection to the north-east elevation, as to reduce the visual impact of the proposal. The assimilation of the extension with the host dwelling is supported by the use of black weatherboarding and timber framed windows and doors to match existing materials. The first floor side elevation window has been conditioned to be obscure glazed.
- 4.3.5 Furthermore, the proposal would re-introduce plain tiles to both the proposed roof of the extension and the existing roof slopes, which is commensurate with the original character of the property. Roof lights are an existing feature on the property and the proposed replacement and new roof lights would be 'Conservation-style', which is acceptable within the Conservation Area. Therefore, the proposed extension is likely to not have an adverse impact on the distinctive character of the host dwelling or the Letchworth Conservation Area and be acceptable in design terms.
- 4.3.6 Additional alterations include existing doors to the southeast elevation to be refurbished, new glazed sliding doors to the northeast elevation, and for all existing roof heights to be raised by approximately 150mm.
- 4.3.7 The proposed garden office would be positioned at the south-east most point of the rear curtilage. The garden office would have a dual-pitched roof measuring 2.4m to the eaves and 4.05m to the ridge, with a width of 3.1m and a depth of 4.4m. Glazed sliding doors are proposed to the east elevation, with a painted timber window to the north elevation.
- 4.3.8 In line with the Letchworth Garden City Heritage Foundation design guidance, the proposed garden office would be of an acceptable scale, be sited comfortably within the large rear curtilage of the property and would be finished with black weatherboarding and plain roof tiles to match the host dwelling. Therefore, this element is likely to be acceptable in design terms.

4.3.9 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

4.3.10 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

4.3.11 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraph 208 of the NPPF. Policy HE1 is commensurate with the LPA's statutory duty to preserve and enhance the character of Listed Buildings and Conservation Areas, as outlined by sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 respectively.

4.3.12 221 Ickniel 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.

4.3.13 The Conservation Officer's recommendation reads as follows:

*"I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031."*

4.3.14 The proposed development would minimally increase the footprint of the property and would therefore not constitute a further detractor from the significance of the property as modest 'cheap' cottage in light of the existing 1990s extensions.

4.3.15 As outlined in comments received from the Conservation Officer, the proposed development would be sympathetic to the original gable design of the cottage and offers an opportunity to reinstate traditional materials, such as the plain tiles to the roof.

4.3.16 Furthermore, the proposed garden office has been designed with regard to the Letchworth Garden City Heritage Foundation design guidance through the use of materials which are sympathetic to the host dwelling. On these grounds, the Conservation Officer affirms that the garden office is unobjectionable.

- 4.3.17 Therefore, in regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and Section 16 of the NPPF.
- 4.3.18 The design and material palette would be considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character or appearance of the Conservation Area.

Impact on Neighbours

- 4.3.19 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.20 Regarding the streetscene, the proposed extension and resulting fenestration would be set back from the highway and cause no more harm than existing.
- 4.3.21 Regarding nos.223 and 225 Icknield Way, the eastern neighbours, the proposed extension would be offset from the shared boundary line and protrude no wider than the existing side element and the first floor side elevation window has been conditioned to be obscure glazed. Therefore, it is not considered that the proposal would result in unacceptable harm upon nos.223 and 225's living conditions, as to be objectionable, in terms of overdominance, shading or overlooking.
- 4.3.22 Regarding no.2 The Quadrant and neighbours to the rear, the proposed extension would have no greater impact than the existing built form and the rear garden office would be sufficiently obscured by vegetation. Therefore, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.2 and neighbours to the rear, as to be objectionable, in terms of overdominance, shading or overlooking.
- 4.3.23 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.24 The proposal includes an increase in the number of bedrooms from 3no. to 4no. but retains a large enough driveway for 2no. parking spaces. Therefore, with regard to

Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.25 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.26 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The roof of the garden room 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 the setting of 221 Icknield Way under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. The window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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