

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00649/FP	Erection of one detached 4-bed self-build dwelling including parking and landscaping following demolition of existing detached dwelling (Amended plans received 10/08/2026)	211 Icknield Way Letchworth Garden City Hertfordshire SG6 4TT

Submitted Plan Nos

295 26 101 B 295 26 100 D 295 26 102 B

1.0 Policies

.0 **Policies**

1.1 **North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP6: Sustainable Transport
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy HE1: Designated Heritage Assets

1.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable development
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

1.3 **SPDs**

Vehicle Parking at New Development SPD (2011)
Design 2026
Sustainability 2025

2.0 **Planning history**

90/01673/1 Single storey rear extension Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received
- 3.2 **Hertfordshire Highways** – Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to informatives
- 3.3 **Environmental Health (Air Quality)** – North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-andplanning> Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development a
- 3.4 **Environmental Health (Land Contamination)** – The Environmental Protection and Housing Team have no objections to the proposed development in relation to land contamination. However, I recommend the following condition
- 3.5 **Environmental Health (Noise)** – The Environmental Protection and Housing Team have no objections to the proposals in relation to noise and other nuisances
- 3.6 **North Herts Ecology – Condition** - As this is a self-build application it is exempt from a mandatory requirement for Biodiversity Net Gain Plan. However, the North Herts Local Plan advises development should support opportunities for ecological enhancement, considering the inclusion of integrated features in the built fabric of dwellings such as bird and bee bricks.
- 4.0 **Planning Considerations**
- 4.1 **Site and Surroundings**
- 4.1.1 The application site accommodates a single storey detached dwelling situated on Icknield Way, Letchworth Garden City. The site is within the Letchworth Garden City settlement boundary and the Letchworth Conservation Area. The surrounding street scene includes existing two-storey detached properties at Nos. 209 and 213 Icknield Way, demonstrating the varied historic evolution of this part of the town. These neighbouring dwellings reflect both traditional Garden City architecture and subsequent sensitive infill development
- 4.2 **Proposal**
- 4.2.1 Planning permission is sought the erection of a single self-build detached 4-bed dwelling following demolition of existing dwelling.
- 4.3 **Key Issues**
- 4.3.1 The key issues for consideration are the
- ☐ The Principle of Development
 - ☐ The Impact on Designated Heritage Assets
 - ☐ The Design and its Impact on the Character of the Area
 - ☐ The Impact on Neighbouring Dwellings/Future Occupiers
 - ☐ Landscaping

- ☐ Highways, Access, and Parking
- ☐ Other Matters

Principle of Development

- 4.3.2 The site is located within the settlement of Letchworth. Local Plan Policy SP2 supports the development of housing within the settlement boundary. Therefore, the site is considered appropriate in principle for development in this location. The proposal is for the replacement of an existing dwelling with a larger dwelling.
- 4.3.3 In conclusion on this matter, the principle of development in this location is considered acceptable.

Impact on Designated Heritage Assets

- 4.3.4 The application site is located within the Letchworth Conservation Area and therefore consideration must be given to the impact of the proposed development upon the character and appearance of the designated heritage asset. Policy HE1 of the North Hertfordshire Local Plan seeks to ensure that development affecting heritage assets conserves and, where appropriate, enhances their significance, including the contribution made by their setting. This approach is consistent with Section 16 of the National Planning Policy Framework (NPPF), which requires great weight to be given to the conservation of designated heritage assets and that any harm to their significance should be clearly justified.
- 4.3.5 The proposal seeks the replacement of the existing bungalow with a 1.5 storey dwelling. Whilst the proposed building would introduce a greater vertical emphasis than the existing single-storey form, the design approach has sought to retain the established character of the site through a sympathetic scale, form and appearance. The proposed dwelling maintains a similar footprint to the existing bungalow, ensuring that the development does not result in an intensification of the built form or a significant encroachment into the plot. The overall layout and relationship of the building within the site would therefore remain broadly consistent with the existing arrangement.
- 4.3.6 The design incorporates materials and architectural detailing that reflect those of the existing dwelling and the wider character of the Conservation Area. The use of similar materials, proportions and traditional detailing assists in ensuring that the replacement dwelling reads as a sensitive evolution of the existing property rather than an incongruous addition. The increased height associated with the 1.5 storey design is considered appropriate in this context, providing additional accommodation whilst retaining a modest domestic scale and avoiding a visually dominant form.
- 4.3.7 The existing bungalow makes a contribution to the character of the Conservation Area, and the proposed replacement dwelling would retain the key elements that contribute to its significance, including the established footprint, spacing within the plot and relationship with the surrounding built form. The proposal would not result in the loss of any identified heritage features or views that contribute positively to the Conservation Area.

- 4.3.8 Having regard to the above, the proposed replacement dwelling is considered to preserve the character and appearance of the Letchworth Conservation Area. The development would accord with Policy HE1 of the North Hertfordshire Local Plan and the heritage conservation objectives set out within Section 16 of the NPPF. The proposal would represent an appropriate form of replacement development that respects the significance of the designated heritage asset and its setting.

The Design and its Impact on the Character of the Area

- 4.3.9 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.10 The dwelling has been designed taking a lot of the design features from existing dwellinghouse. The agent has been in consultation with Heritage Foundation who following amendments are in approval of the proposal. Materials include red clay roof tiles with white painted timber finials, black timber features to match the existing, white timber Georgian style windows – flush side hung casements with external glazing bars and concealed trickle vents and white timber cladding and white render to also match the existing dwelling.
- 4.3.11 In design terms, the proposed dwelling is considered acceptable in my view, because it has been designed with traditional features and materials that reflect the existing dwelling and conservation area. The dwelling would not appear out of place in the locality. Whilst the building is larger this is not considered to be detrimental to the character of the area.
- 4.3.12 It is considered that permitted development rights should be removed by condition in the interests of maintaining control over the appearance of the development, potential impacts on dwellings outside the site, and on future occupiers of the development.
- 4.3.13 The amount, size, scale, layout and design of the proposed development is considered acceptable that would not result in any unacceptable harm and remain sympathetic to the local character of the area. The proposal complies with Policies SP9, SP13, D1, HE1 of the Local Plan; and Sections 12 and 16 of the NPPF.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.14 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.15 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its larger scale and nature as built form on a site where there is currently the existing dwellinghouse is small scale within the plot.

- 4.3.16 The layout of the development does not raise any obvious concerns from a residential amenity perspective. There is adequate separation space provided between existing and proposed dwelling to avoid unneighbourly impacts and first floor windows are positioned so as to avoid overlooking to neighbouring garden areas.

Impact to future occupiers

- 4.3.17 The house is acceptable in size, exceeding the minimum space requirements of these standards. This, along with private rear garden, on plot parking and bin and bike storage means that the house can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard.
- 4.3.18 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Landscaping

- 4.3.19 The development includes some hard and soft landscaping throughout the site. The amount of hard landscaping is not considered excessive given the amount of development. Proposed boundaries comprising of existing fences and hedgerows are considered acceptable.
- 4.3.20 The proposal is considered to comply with Local Plan Policies SP9, SP12, D1, SI2 and NE2; and Sections 12 and 15 of the NPPF.

Highways, Access, and Parking

- 4.3.21 Local Plan Policy T1 requires that the development should not result in highway safety problems or to cause unacceptable impacts on the highway network, whilst Policy T2 requires that new development meet the car parking requirements. Regarding parking, the parking standards require for a house of two or more bedrooms to have two parking spaces and between 0.25 – 0.75 visitor parking with the higher number where there are no garages and the lower number where garages are provided. The proposed house would have space to park at least two cars on plot, so this proposal meets the parking requirements of the Local Plan.
- 4.3.22 The Highway Authority has received the amended drawing (Ref: 295/26/100 Rev D). This drawing shows that the existing dropped kerb will continue to be used, and the parking area will remain unchanged, except for resurfacing with herringbone-style block paving. As there are no highway-related concerns arising from the proposed amendments, the Highway Authority does not wish to restrict the grant of planning permission, subject to the above informatives

Other Matters

- 4.3.23 The proposed dwelling show an area next to the house for the storage of bins, such that wheeling them out on collection day will be straight forward. This is considered acceptable in my view.

Environmental Health and waste

- 4.3.24 In regard to environmental Health (Noise, Contamination and Air quality) and Waste, no technical objections are raised to this development by the relevant statutory and non-statutory consultees.

4.4 Conclusion

- 4.4.1 The proposed replacement dwelling has been carefully considered in relation to its impact on the character and appearance of the area, the Letchworth Conservation Area and the wider objectives of the local plan. Whilst the proposal would introduce a 1.5 storey form in place of the existing bungalow, the design approach has ensured that the development remains sympathetic to the established context through the retention of a similar footprint, comparable siting and the use of materials and architectural details that reflect the existing property and surrounding character.
- 4.4.2 The proposed dwelling would provide an appropriate scale of development that makes efficient use of the site whilst avoiding an overly dominant or harmful form of development. The increase in height is considered acceptable given the modest proportions of the building, the retention of a similar built footprint and the sensitive design approach adopted.
- 4.4.3 In heritage terms, the proposal would preserve the character and appearance of the Letchworth Conservation Area, in accordance with Policy HE1 of the North Hertfordshire Local Plan and the requirements of Section 16 of the National Planning Policy Framework. The development would not result in harm to the significance of the designated heritage asset and would represent a sympathetic replacement of the existing dwelling.
- 4.4.4 Overall, the proposal is considered to constitute an acceptable form of sustainable development that responds positively to the site's constraints and surrounding context. Subject to appropriate conditions securing the agreed details of materials, external finishes and landscaping, the proposed replacement dwelling is considered to accord with the relevant policies of the development plan and the objectives of the NPPF.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 Agreed

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 ridge edges of the crown roof shall be finished in tiles to match the roof tiles unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

5. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat or bee boxes in the building has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

6. The replacement dwelling hereby permitted shall be built in external materials to match the existing dwellinghouse as shown on approved plan 102 B unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

1. Environmental Health Informative:

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

2. Environmental Health Informative:

During the construction works phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and

Bank Holidays: no work at any time.

3. Bats and roof work Informative:

The applicant is advised that all species of bat and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). As roof works have the potential to affect bats and their roosts, the applicant should remain vigilant throughout the works. Should bats, or evidence of bats, be discovered at any stage, all work in the affected area must cease immediately and advice should be sought from a suitably qualified ecologist before works recommence. The granting of planning permission does not remove the applicant's legal responsibilities under the relevant wildlife protection legislation.

4. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the

Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 August 2026	