

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01382/LBC	Internal alterations at first floor to facilitate new bathroom layout.	34 South View Letchworth Garden City Hertfordshire SG6 3JJ

Submitted Plan Nos

LocationPlan SU-01A PL-01A PL-02A

1.0 Policies

HE1	Designated heritage assets
-----	----------------------------

2.0 **Site History**

2.1 The general enquiry below is the only planning history for this site.

25/02365/GEN – Internal alterations.

Response issued 27 September 2025

The removal of an internal wall (assuming this to be part of the original construction) will require listed building consent and an application for listed building consent will be required and will be considered on its own merits. It is not necessarily the case that consent would not be forthcoming.

However, if the wall is a later stud wall and is not part of the original floor plan then the view may be taken that its removal would not affect special character and an application for LBC may not then be required.

Response issued 3 October 2025

Having now seen the first-floor bathroom and separate WC arrangement and noting that the wall between appears to be an original lath-and-plaster wall, I advise that Listed Building Consent will be required to remove part or all this wall.

Whilst all the doors at first floor appear to be original 6-panel types, the WC door is not only narrower than the others but has obscured glazing in the top panels. Owing to the width of the WC door, I advise that rather than bringing the WC door fully forwarded in line with the bathroom door which maybe visually unbalanced, that this remains to an extent recessed off the landing.

The airing cupboard in the bathroom and the under-eaves storage space both have original cupboard doors and similar is found to the linen cupboard on the first-floor landing. I advise that the under-eaves storage space door and adjacent low stud wall remain in-situ as part of any bathroom refurbishment. It is disappointing to potentially see the loss of the airing cupboard joinery but if there is a way in which this can be repurposed in the house this would enhance your proposal.

Next, it is noted that the bathroom and WC effectively share a 3-light window, but it is split 2:1 respectively by the dividing wall. Any opening-up works would need to carefully consider the detailing of this window, and a new mullion may need inserting.

..... This is nonetheless an important and little altered early Graden City property, and we are both aware that nos. 34 and 36 are a pair of 1912 semi-detached houses based on the combination of 2 of Crickmer's first prize winning cottages in the 1911 Gidea Park Competition.

..... Until I have seen the scheme drawn up, I cannot say definitively that I will support your proposal, but it is unlikely that I will not be raising an objection.

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- **135 c)** (sympathetic to local character and history, including the surrounding built environment),
- **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- **212** (great weight should be given to the asset's conservation),
- **213** (clear and convincing justification), and
- **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Letchworth Garden City Heritage Foundation** – No comment.

Press & site notices – Internal alterations only, therefore no press or site notice required and no comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Nos. 34 & 36 South View are grade II listed and located within the Letchworth Conservation Area. The building and the area are designated heritage assets for the purpose of applying the aims of the NPPF. The list entry is provided at the following link.

<https://historicengland.org.uk/listing/the-list/list-entry/1295588?section=official-list-entry>

5.2 **Proposal**

5.2.1 The application is described as: ***Internal alterations at first floor to facilitate new bathroom layout.***

5.3 **Key Issues**

5.3.1 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses". The key issue is to assess the impact of the proposal on the listed building's special character.

5.3.2 As stated at 1.7 of the submitted Design & Heritage Statement:

The applicant has sought preliminary advice from the Conservation Officer, Mark Simmons; a site visit was carried out and written advice subsequently emailed (ref: 25/02365/GEN), which included the following relevant advice and recommendations:

- i. Confirmation that Listed Building Consent is required.*
- ii. That the re-positioned WC door 'remains to an extent recessed off the landing', due to it being narrower than the other doors facing the landing which may be visually jarring if brought fully forward.*
- iii. That the low-level under-eaves partition and door remain in-situ.*
- iv. It would be beneficial to repurpose the airing cupboard joinery.*
- v. Opening up works where the partition abuts the window to be carefully considered, including consideration of whether a new mullion will be required.*

5.3.3 The following is noted at Section 3.0 of the Design & Heritage Statement:

3.1 The proposals have been developed to respect the key design features of the current landing area and to incorporate the above outlined recommendations from the Conservation Officer, whilst providing for the future needs of the applicants (and potentially future owners).

3.2 The proposed works comprise the following:

- i. Demolition of the existing partition between the bathroom and WC.*
- ii. Careful removal and retention of the existing WC door for re-use.*
- iii. Demolition of a section of existing wall which projects forward of the existing cupboard doors.*
- iv. Re-installation of the WC door forward of its current position, but still recessed from the landing, in front of a new stud partition.*
- v. Replacement of the two glass panels in the WC door to replicate the 6-panels doors elsewhere on the landing.*
- vi. New sanitaryware installation, re-utilising the existing soil pipe and basin drainage.*

3.3 The partition which is to be demolished has been inspected by a structural engineer and confirmed as non-load bearing.

3.4 It appears that the partition abuts the window mullion, and it is envisaged that with care the partition can be removed whilst retaining the mullion in place. Some minor making good will be required.

3.5 The cupboard doors will be retained in place.

3.6 The glass panels in the WC door are suspected to be non-original; their replacement with timber panels will replicate the appearance of the original doors elsewhere on the landing.

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

- 5.6.1 This is a well considered proposal for modest internal alterations following closely the advice provided pre-application. The alterations will not occasion harm to the listed building's special character, thereby, satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

- 6.1 I recommend that listed building consent be **GRANTED** subject to the following condition.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2026	