

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr Simon Glover
104 Ridge Road
Letchworth Garden City
Hertfordshire
SG6 1PT

Applicant:

Mr Simon Glover

PARTICULARS OF DEVELOPMENT

Application:	25/00469/LBC
Proposal:	Replacement of existing front and back elevation windows.
Location:	104 Ridge Road, Letchworth Garden City, Hertfordshire, SG6 1PT
Refused Plan Nos:	Location Plan, Proposed Front and Rear Elevations

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 17 March 2025.

The reasons for the Council's decision to refuse Listed Building Consent are:

1. Nos. 2-122 (evens) Ridge Road are grade II listed and form a pioneer estate designed by B Parker and R Unwin in 1906 for the Garden City Tenants Limited. The estate comprises 13 grouped terraces forming a cul-de-sac and village green layout. These properties are located within the Letchworth Conservation Area. By reason of changing the frame material from timber to Upvc, the glazing system incorporating 28mm double-glazing and together with the lack of construction framing details including the split transom and single transom sections indicating that these can be

readily manufactured as part of the Mechanical Joint Flush Sash Eurocell Modus system to replicate the original window design found elsewhere on the Birds Hill Estate, the replacement windows would harm the listed building's special character. The replacement windows will fail to satisfy the provisions of Sections 16(2) and 72(1) 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.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 1 May 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to

develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.