

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00521/LBC	Replacement ground floor rear window.	3 Letchworth Lane Letchworth Garden City Hertfordshire SG6 3ND

Submitted Plan Nos

24-03301- LP-001 - 24-03301- EX-001 24-03301- EX-002 24-03301- PR-001 - 24-03301- PR-002

1.0 Policies

HE1	Designated heritage assets
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SECN16	Conserve + enhance historic environment
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2.0 **Site History**

2.1 There is no previous planning history relating to no.3 Letchworth Lane.

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** – The applicant has been consulted on their own application. No further comments received.

Press and site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Nos. 2, 3 and 4 Letchworth Lane are together grade II listed and are situated in the Letchworth Conservation Area. The building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

C16 or C17 farmhouse, possibly originally a hall-house, with cross-wings at both ends. Altered and re-fenestrated early C20. Now in 3 occupations. Tiled roof with gabled wings with bargeboards and drooping finials. Moulded brick ridge stack. Timber-framed with rendered front. Two and three light casement windows with glazing bars. Entrance with boarded doors.

5.2 **Proposal**

5.2.1 The proposal is described as '***Replacement ground floor rear window***'.

5.3 **Key Issues**

5.3.1 The key issues are to consider the proposal in terms of the impact upon the special character of this grade II listed building and upon the character or appearance of the Letchworth Conservation Area.

5.3.2 The following is noted in the submitted Design & Access Statement:

6.4 The existing window is a ground floor kitchen window to the rear elevation, comprising a flush timber framed 3 light casement windows with external glazing bars.

6.5 The existing frame, window ledge and casements have deteriorated and suffering from timber decay. The fabric of the existing window is deemed to be beyond economical repair.

6.6 Given its deteriorated condition, the window contributes minimally to the architectural significance of the listed group. The proposed replacement is necessary maintenance to help preserve the historic fabric.

5.3.3 The existing window is constructed in timber, is single-glazed timber and comprises a pair of 9-pane, side-hung casements with monkey tail ironmongery. It is proposed that the replacement window will be manufactured according to the same specification.

5.4 **Conclusion**

5.4.1 It is considered that the proposal will not harm the listed building's special character, or the character or appearance of the Letchworth Conservation Area, thus, satisfying the provisions of Sections 16(2) & 72(1) respectively 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.

5.5 **Alternative Options**

5.5.1 Non applicable.

5.6 **Pre-Commencement Conditions**

5.6.1 Non applicable.

6.0 **Recommendation**

6.1 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: 1 May 2025	