

Hitchin Forum

CARING FOR OUR TOWN

29 Bearton Road

Hitchin

SG5 1UE

1st December 2025

Planning Department

North Herts Council

Gernon Road

Letchworth Garden City

For the attention of Melissa Tyler

Dear Sirs

25/02689/PMA Pease House, Tilehouse Street/Old Charlton Road

I am writing on behalf of Hitchin Forum.

The proposal is to change this 1990s office block into flats.

Hitchin Forum is generally in favour, subject to the following comments:-

The Woodland car parking shown on the keyplan appears to be at a considerable distance from the flats, and it seems likely that people will drive up the footpaths or park in other parking areas or in the street in order to get nearer. This appears to be a significant defect, which needs resolution prior to approving this application.

We note that some of the living/dining spaces seem poky, and some kitchens are cramped and without daylight. Some of the flats, such as PH01.01 are very small, being of minimum gross internal floor area, and the door arrangements at the entrances are complicated and look fussy.

Finally, we note the statement in Point 2.1 of the Design and Access Statement that “The building does not exceed the fire risk conditions set out under Class MA, and as such do(es) not need to be assessed as part of this application.” As the building is being

totally changed internally, and with many more sources of heat, we assume that the fire risks and means of escape have been addressed from first principles.

Yours faithfully

Neil Dodds

On behalf of Hitchin Forum