

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00092/FPH	Replacement rear conservatory	46 West View Letchworth Garden City Hertfordshire SG6 3QP

Submitted Plan Nos

Location Plan Block Plan Page 1 Page 2

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SP13	Historic environment

2.0 **Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – one received in support. Including: No. 52 High Avenue. No reasons given.

3.2 **Letchworth Garden City Heritage Foundation** – Object.

The objection is on the grounds that the roof pitch of the proposed conservatory appears incongruous with the host dwelling, and that the proposed roof pitch should match the main dwelling.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey, semi-detached dwelling and is located within the settlement boundary of Letchworth Garden City, as well as the Letchworth Conservation Area. The site benefits from a rear garden which is screened by mature hedging of approx. 2.4m in height.

4.2 **Proposal**

- 4.2.1 Replacement rear conservatory.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area;
- The impact of the proposed development on the historic environment;
- The impact of the proposed development on the living conditions of neighbouring properties;
- Access and parking matters;
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be

sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The application proposes to demolish the existing rear conservatory and replace with a replacement conservatory extension. The width of the replacement extension is to match the existing conservatory at 7.55m. The proposal would be marginally deeper than the existing at 3.2m and would have a hipped roof with an eaves height of 2.5m and a ridge height of 3.35m.
- 4.3.4 Aside from the glazing, the external walls are to be finished with render to match the host dwelling. Window frames are to be anthracite grey uPVC. The roof materials would be a combination of glazing and anthracite grey composite (insulated) roof panels.
- 4.3.5 The proposal is of an appropriate scale and would provide a modern upgrade on the existing structure. The proposal would respond positively to the host dwelling through the use of matching render and a hipped roof form, and its positioning to the rear means that the proposal would not impact the street view.
- 4.3.6 The Letchworth Garden City Heritage Foundation (LGCHF) have objected to proposed roof pitch of the conservatory. Notwithstanding this, the proposed roof form is considered to be acceptable in planning terms for the reasons outlined above. As the LGCHF consent regime is separate from planning, there is no material reason why the scheme should be refused on these grounds.
- 4.3.7 The proposal is therefore considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the NPPF.

Heritage Impacts

- 4.3.8 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraph 208 of the NPPF. These policies are commensurate with the LPA's statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.9 46 West View is located within the Letchworth Conservation Area. The Letchworth Conservation Area Appraisal (2001) outlines that the significance of the West View part of the Conservation Area can be attributed to the characteristic frontage of buildings, including the use of off-white render.

- 4.3.10 Due to the placement of the proposed extension to the rear of the property, which is largely screened, it is considered that the proposal would not have an adverse impact on the significance of the Letchworth Conservation Area. It is acknowledged that the proposed use of off-white render is sympathetic to the characteristic finish of dwellings along West View.
- 4.3.11 Therefore, in regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.12 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.13 The proposal would be of a similar scale and massing to the existing conservatory and would be well screened from the street and neighbouring properties by the bulk of the dwelling and boundary treatments. Therefore, it is considered that the proposed development would not cause an unacceptable level of overshadowing, overlooking or overbearing to neighbouring properties.
- 4.3.14 The proposed replacement conservatory extension would not result in harm to the reasonable living conditions and well-being of neighbours and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.15 The proposal does not include an increase in the number of bedrooms and therefore meets the requirements of Policy T2 of the NHLP.

Environmental Implications

- 4.3.16 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.17 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

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.

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

