From: Nicola Painter [redacted]
Sent: 26 June 2026 16:53
To: planning.control@north-herts.gov.uk.
Subject: Planning application 26/00851/FPH

CASE REFERENCE NUMBER: 26/00851/FPH

LOCATION: The Glade, The Glade, Letchworth Garden City, Hertfordshire, SG6 3LN,

DESCRIPTION: Installation of first floor timber balcony to side elevation following demolition of existing side element, alterations to fenestration and external rendering. Erection of detached outbuilding and greenhouse following demolition of existing detached outbuilding. Creation of additional vehicular Access.

Interest in Application

Old Elms, The Glade Letchworth, SG63LN

We live at the above address, Old Elms, which sits directly opposite from the front of the applicants property. We have been on The Glade for over 15 and have established connections with the Town for nearly six decades.

We support the elements of the proposal that reinstate the original features of the Arts and Crafts design and will enhance the architectural integrity of the house, however **we object** to the proposal to create additional hardstanding to form an in-and-out drive and the proposed additional Balcony.

While we have reservations about several elements of the proposal, our objections are directed principally at the proposed additional vehicular access and the enlargement of the driveway to create an “in/out” arrangement along with the proposed addition of a new Balcony. We consider both

these element to be out of keeping with the character of the house and contrary to the heritage and design policies that govern the development in Letchworth Garden City.

Character and Setting of The Glade

The Glade retains much of its early 20th Century character. Developed from 1906 onwards, it showcases prominent Arts and Crafts homes arranged within a carefully planned layout. The road is a secluded quiet road, with no other traffic other than that of the owners of the houses. It is secluded cul-de-sac with a discreet, harmonious character with a restricted Greensward. Houses are set back from the private access road, and a wide, continuous greensward runs along both sides of the street, forming a defining element of its landscape identity.

The proposed additional hardstanding and second driveway would break this pattern and introduce a level of landscaping that is inconsistent with the design of the area. It would lead to an increase in visual dominance of the hard surfaces and diminish the qualities that give The Glade its distinctive character. No other houses on the Glade lane have a “one way system" as there is simply no requirement for this. This would NOT part of "woodland feel” - as quoted in Roseburys Heritage Impact Assessment of the Glade and its original design principles.

All properties in The Glade have a single driveway. This long established pattern minimises disruption to the greens ward and ensures that hard surfaces remain limited, sympathetic and visually unobtrusive.

It is also relevant that the original lease dated 1904 for our Plot Number 9 (Old Elms) included a restriction limiting the property to a single driveway not exceeding 12 feet in width, demonstrating that driveway design was a deliberate and important part of the original Glade layout.

Summary of grounds for objection

We object to the proposed additional vehicular access and driveway enlargement on the following material planning grounds:

1. Harm to the character and appearance of the Letchworth Conservation Area;
2. Harm to the setting and significance of the Grade II listed building;
3. Loss of trees, hedging and green space, including the greensward protected under the Letchworth Scheme of Management;
4. Flood risk and inadequate surface-water drainage;
5. Use of materials that are inappropriate to the local vernacular;
6. Lack of functional justification for the scale of parking and additional driveway proposed.

7. Balcony not in keeping with original house design of The Grade II listed building and clearly visible

1. Character and appearance of the Conservation Area

The Letchworth Conservation Area was designated in 1974 and amended in 1990. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to pay special attention to preserving or enhancing its character and appearance. The adopted North Herts Local Plan 2011–2031 reinforces this, requiring development to respect the Garden City design principles for which Letchworth is internationally significant.

The properties on The Glade sit within a low-key, green and informal setting in which planting, soft boundaries and generous garden space are defining features. The houses on the lane were not designed with "in/out" driveways, and the open, hedged character of their frontages is integral to the appearance of the lane. The proposed wide "in/out" access, with hardstanding of the scale indicated, would introduce a suburban, car-dominated frontage that is alien to this setting and noticeably out of keeping with neighbouring driveways. I consider this directly contrary to the Garden City design principles and to the Letchworth Heritage Foundation's Design Principles for the relevant character area (Area 6).

2. Setting and significance of the Grade II listed building

The Glade is a Grade II listed building. Historic England's guidance, including its advice on making changes to heritage assets, makes clear that the grounds and setting of a listed building contribute to its significance and warrant protection alongside the building itself. The National Planning Policy Framework requires great weight to be given to the conservation of a designated heritage asset, and any harm to its significance must be clearly and convincingly justified and weighed against the public benefits of the proposal.

Stripping out established planting and replacing garden and green space with an enlarged hardstanding would erode the verdant setting that contributes to the building's significance. I am not aware of any public benefit capable of outweighing this harm, and I therefore consider the proposal contrary to both national and local heritage policy.

3. Loss of trees, hedging and the greensward

The visual continuity of planting and greensward is one of the most distinctive features of The Glade and of Letchworth more widely. I understand that healthy hedging, shrubs and trees have already been removed from the site, and that the boundary planting that historically framed the frontage has been lost. We believe this boundary planting was removed without permission some years ago but the replacement has not been enforced. The Letchworth Garden City design principles require that hedging which is lost should be replaced with suitable planting.

In addition to hedging being removed years ago, more recently extensive shrubs/trees have been removed in February of this year. This was prior to this application being submitted, interestingly the application drawings are dated in February of this year as well. I can only assume the 4 meter high

hedge - Laurel - was removed anticipating this application and was done without prior approval from the Heritage or NHDC. In addition to this 4 meter high hedge being previously removed it is now on the current application to remove a extremely established mature tree, which is surely against heritage design principles.

All properties in the Glade, Letchworth Garden City are bound by the Letchworth Heritage Foundation's Scheme of Management, which protects the greensward and boundary planting that define plots such as this one. Laying a new "in/out" driveway would remove further planting and green space and would diminish the shared, open vista that residents and visitors currently enjoy. I would strongly support reinstatement of the original planting and greensward, rather than its further erosion.

4. Flood risk and drainage

The land towards the lower boundary, adjoining the open grass area of The Glade, is prone to standing water and flooding during periods of heavy rain. Increasing the area of hardstanding would generate additional surface-water run-off flowing downhill towards this area. Neither the application nor the Heritage Statement provides sufficient detail to demonstrate that a sustainable drainage system has been properly considered. In the absence of an adequate drainage strategy, the proposal is contrary to planning policy on flood risk and surface-water management.

5. Inappropriate materials

The application is unclear and internally inconsistent on the proposed surfacing. The Heritage Statement refers to gravel "to match existing," whereas the application form describes light-coloured gravel on a resin bed. A modern resin-bonded composite is materially different in appearance from the traditional loose gravel of the lane and would be inappropriate to the local vernacular and harmful to the setting of a Grade II listed building. No lighting plan has been provided either; any lighting introduced to serve the enlarged access could further harm the character of the lane. The lack of detail makes it impossible for the Council/Heritage to be satisfied that the surfacing and drainage would be acceptable.

6. Lack of functional justification for the scale of parking and additional driveway proposed.

I understand that provision for up to seven vehicles is sought. This is far in excess of the typical needs of a household, even to a house of this scale and well beyond what is normally provided for. The existing driveway can already accommodate several vehicles with plenty of room to manoeuvre. It is also served by a triple garage with substantial capacity, and a further single timber garage. There is no busy through-road that would make an "in/out" arrangement necessary on highway-safety grounds. The scale of the proposed access therefore appears disproportionate and unjustified, and its impact on the character of the lane is correspondingly hard to defend.

7. Balcony not in keeping with original design of Grade II listed building and clearly visible

The addition of the proposed balcony would not be in keeping with this 1906 Grade II listed building and its architecture. The balcony will be clearly visible from the road. The elevation in which the balcony is being proposed, is on the front, the most prominent elevation and not the side as stated

on the drawings. The front elevation is architecturally considered the most significant on this property as stated by Historic England. The Balcony of Glade Hame as referred to on the application is at the rear of the property and is not visible by anyone unlike this proposal. Glade Hame is also a property that is situated off Pasture Road, not The Glade, so there is no comparison.

Procedural Observations

I would also draw the Councils attention to the following. We do not appear to have received neighbour notification that the Council is normally required to send, there was no re-appliction engagement by the applicant with neighbouring residents, contrary to the National Planning Policy Framework encouragement of early and proactive community engagements. I would also not the apparent sequencing of the Listed Building Consent Application relative to the householder application.

Conclusion

For the reasons set out above, we respectfully ask you consider these points when making your decision on this application. Particularly in relation to the additional vehicular access/the enlargement of the driveway and the addition of the balcony. In our view these elements would cause significant and demonstrable harm to the character and appearance of the Conservation Area, to the setting and significance of the Grade II listed building, and to the green and informal character of The Glade, while also raising unresolved flood-risk and drainage concerns. While we welcome the aspects of the proposal that restore original architectural features, we believe the creation of additional hardstanding to provide an in-and-out driveway and the addition of a Balcony would:

- harm the appearance and amenity of The Glade
- conflict with the Scheme of Management
- conflict with the Heritage Design Principles
- undermine the heritage character of the area
- distrust the carefully designed landscape setting

This harm is not outweighed by any public benefit and the proposal is contrary to the policies and guidance referred to below.

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (duties relating to listed buildings and conservation areas)
- National Planning Policy Framework - chapters on achieving well-designed places and on conserving and enchanting historic environment
- North Herts District Council Local Plan 2011-2031
- NHDC - Letchworth Conservation Area Appraisal
- Letchworth Heritage Foundation - Design Principles (Heritage Character Area)
- Letchworth Heritage Foundation - Scheme of Management
- Historic England - Making Changes to Heritage Assets (Advice Note 2)

For these reasons, we respectfully object to the proposed additional hardstand/driveway and the proposed Balcony and request that the Local Planning Authority considers the above points when reviewing the application. We trust our objections will be supported helping to protect this beautiful historic road, which is an extremely valuable part of the history of Letchworth Garden City.

There appears to be a new small window added to the drawings on the proposed floor plan - drawing number 05/NC/26 - but there is no mention of this on the planning application? Can this be confirmed please

Some final comments regarding The Architects - Rosebury Heritage Impact Assessment

Appearance and materials

Additional Gravel Drive to match existing - proposed materials do not match existing as existing drive is traditional gravel not resin

The proposal respects the established streetscape - does not respect streetscape as will be destroying the Greensward and no other house on the Glade has a one way system

Landscaping

The proposed new resin gravel drive will not blend in the with the garden or surroundings as the material is not traditional for a Grade II listed building

I**mpact and Considerations**

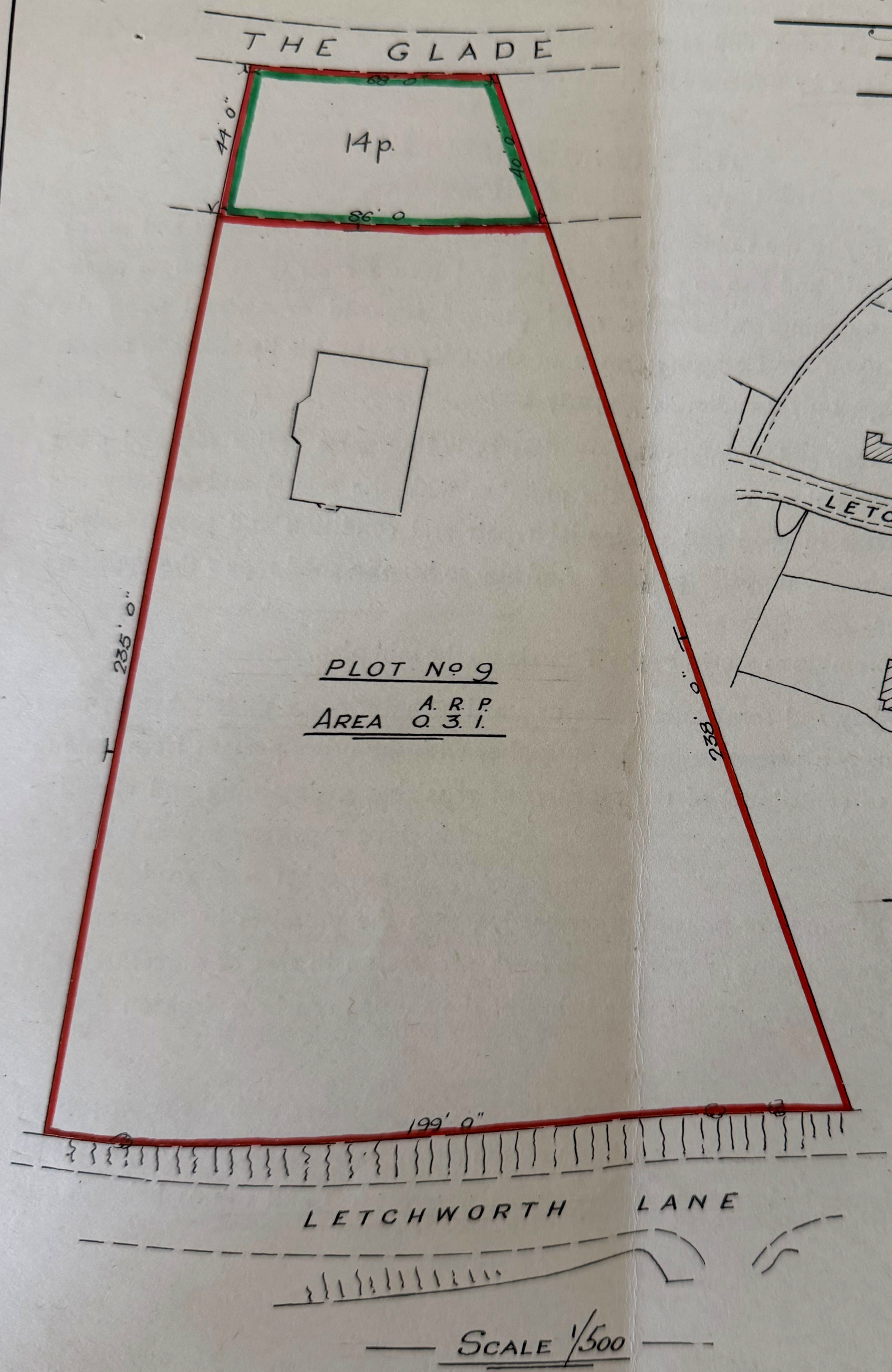
Neighbouring Impact - No overlooking - The proposed Balcony will overlook gardens of other properties on The Glade

Should the Council be minded to grand permission notwithstanding our objections, I request that I am notified and given the opportunity to make representations at any Planning Committee hearing. I reserve the right to supplement these representations with further information before a decision is made.

Yours sincerely

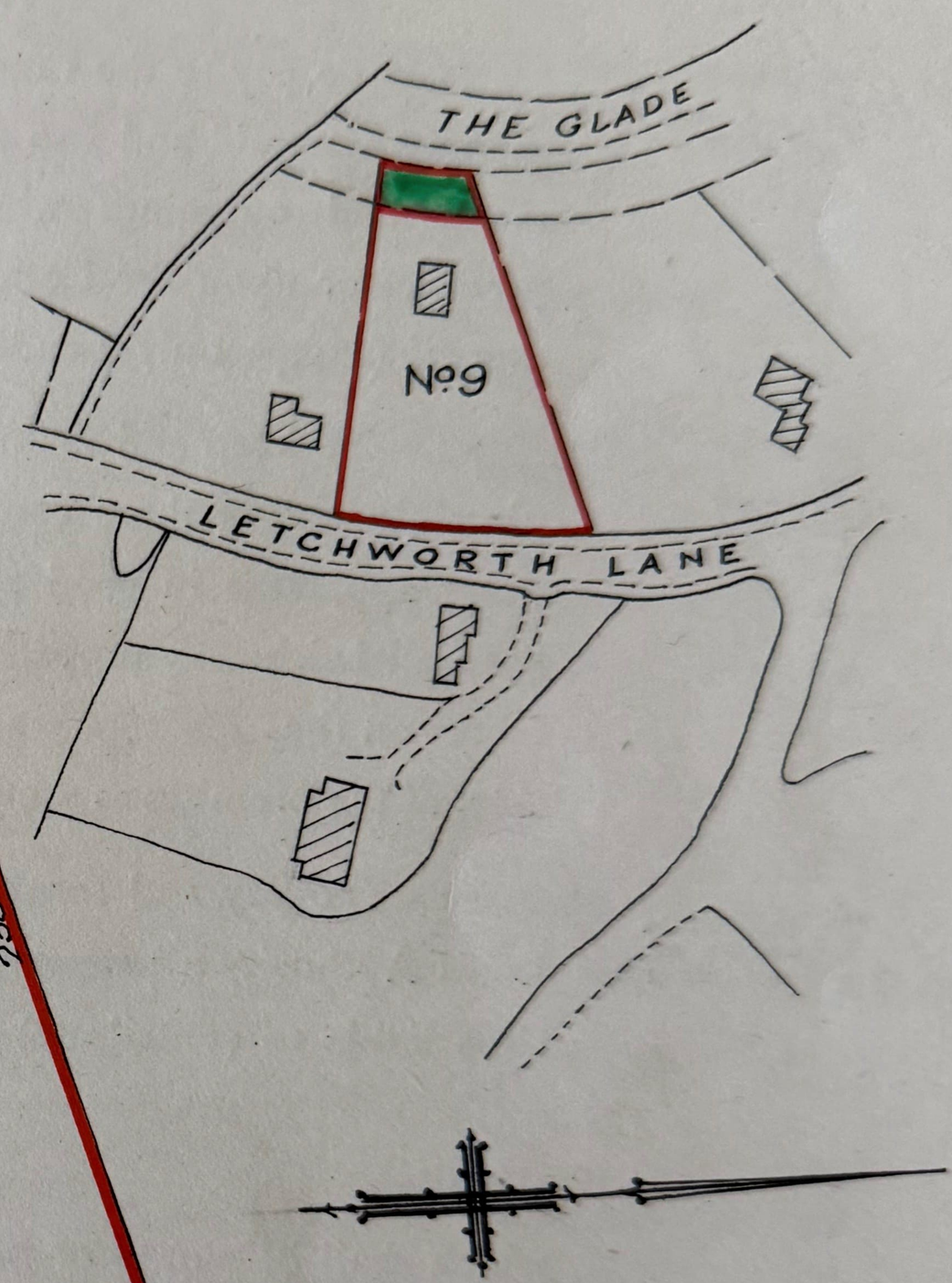
Duncan and Nicola Painter
Old Elms, The Glade, SG6 3LN

Attached photos show established tree that is proposed to be removed (T10) along with a drawing from our original lease showing the greensward shaded in green



Key Plan

SCALE 1/2500



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