

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00460/FPH	Single storey side extension, front porch canopy and alterations to fenestration including insertion of first floor side window following demolition of existing side extension.	185 Icknield Way Letchworth Garden City Hertfordshire SG6 4AA

Submitted Plan Nos

A100 A101 A105 Rev 1 A106 Rev 1 A107 Rev 1 A110

1.0 Policies

SECN12	Achieving well-designed places
--------	--------------------------------

SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

2.0 **Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at the time of writing report.

3.2 **Letchworth Garden City Heritage Foundation** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached, two storey dwelling, located on the corner plot of the Icknield Way/Bridge Road intersection. The site immediately borders the Grade II* listed Spirella Building to the south, and a car park to the west. Views of 185 Icknield Way are largely obscured from neighbouring sites by mature vegetation and close boarded fencing, with the principal elevation only being viewable from Icknield Way.

4.1.2 The site is within the Letchworth Conservation Area and settlement boundary.

4.2 **Proposal**

4.2.1 Single storey side extension, front porch canopy and alterations to fenestration including insertion of first floor side window following demolition of existing side extension.

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 proposal upon the historic environment;
- The impact of the proposed development on the living conditions of neighbouring properties;
- Highways 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 proposed single storey, flat roof extension would extend beyond the south elevation by a maximum of 2.5m. The extension would have a width of 5.2m and a height of 3.2m. A small parapet of approx. 1.4m in height would surround the roof. A roof lantern would feature to the centre of the roof. Bifold doors and windows would feature to the southern elevation, and one window to the east elevation. The extension would be finished with painted roughcast render to match the dwelling. Overall, the scale and design of the extension would be appropriate for its siting and be sympathetic to the main dwelling.
- 4.3.4 A timber frame open porch with a hipped roof canopy is proposed to the north elevation. The porch would be a modest addition and its design would be sympathetic to the hipped roof form of the main house.
- 4.3.5 Two Velux Conservation roof lights are proposed to the north roof slope. As the lights would only protrude by approx. 0.75m above the roof slope, it is likely they would benefit from a 'permitted development' fall back under Schedule 2, Part 1, Class C of the The Town and Country Planning (General Permitted Development) (England) Order 2015. Notwithstanding, the proposed roof lights would be acceptable in scale, design and siting.
- 4.3.6 The proposal therefore accords with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on the Historic Environment

- 4.3.7 Policy HE1 states that proposals affecting heritage assets or their setting should preserve its significance, as is supported by Policy SP13 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.
- 4.3.8 The proposed developments would be minor in scale and mostly screened from public view. Therefore, it is not considered that the proposal would have an adverse impact on

the character of the Letchworth Garden City Conservation Area, or the setting of the Grade II* Listed Spirella Building.

- 4.3.9 Therefore, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP1 and HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 Due to the distance between the site and neighbouring residences, the proposal would not impact the amenity of neighbouring properties and therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.12 The proposal does not include an increase in the number of bedrooms and would not impact existing access or parking arrangements. Therefore, the proposed development complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.13 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', with which the proposal is commensurate. 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

4.3.13 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: 1 April 2026	