

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01234/FPH	Single storey rear extension following demolition of existing conservatory. Hard landscaping works (amended plans received 22.06.26).	7 South View Letchworth Garden City Hertfordshire SG6 3JH

Submitted Plan Nos

3987 01A 3987 02AB 3987 06B 3987 05E

1.0 Policies

SECN12	Achieving well-designed places
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SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
HE1	Designated heritage assets
T2	Parking
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Relevant Site History**

2.1 **99/00208/1HH: Single storey side extension (as amended by plan received 26.3.99). Conditional Permission.**

2.2 **96/01309/1HH:** Single storey rear extension to garage and conservatory, and first floor gable extension. **Conditional Permission.**

3.0 **Representations**

3.1 Site Notice and **Neighbour Consultation** – None received.

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 two-storey detached dwelling on South View, Letchworth Garden City. The site benefits from a front drive and rear garden. The rear garden is enclosed by close boarded fencing and mature hedging. The site is within the Letchworth Garden City settlement boundary and Conservation Area.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing conservatory. Hard landscaping works.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;

- Biodiversity Net Gain (BNG).

Impact on the Historic Environment

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (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. These policies are broadly consistent with Section 12 of the NPPF. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Letchworth Conservation Area. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.
- 4.3.3 The proposed rear extension would replace the existing conservatory structure. The extension would be sited in the same position as the conservatory. The scale of the extension is acceptable for its siting, and the proposed materials would match the main dwelling. The proposed hardscaping would be simple in design and would provide a modest patio area around the proposed extension. Therefore, both elements of the proposal would provide sympathetic additions to the dwelling and are acceptable in design terms.
- 4.3.4 The rear of the site is completely obscured from the street view, meaning that the proposed extension and hardscaping would not cause loss of significance to the Letchworth Conservation Area.
- 4.3.5 Overall, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1, D2, SP13 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the NHLP 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.
- 4.3.7 Due to the single-storey height of the extension in respect of the existing boundary treatments, the proposed rear extension would not give rise to any unacceptable overlooking, overshadowing or overbearing impacts. The proposal therefore complies with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not impact the existing parking provision on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.9 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 with. 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 (BNG)

- 4.3.10 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: 25 June 2026	