

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02411/FPH & 25/02412/LBC
CASE OFFICER:	TR
APPLICATION SITE:	5 Croft Lane, Letchworth Garden City, Hertfordshire SG6 1AS
DESCRIPTION OF WORKS:	Two storey side extension and single storey rear extension following demolition of existing garage. Installation of freestanding ASHP and erection of shed in rear garden (revision of previously approved planning permission 24/01975/FPH granted 06.11.2024) Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Internal works (revision of previously approved Listed Building Consent 24/01976/LBC granted 06.11.2024).

RECOMMENDATION:

Subject to the suggested conditions, I raise **NO OBJECTION** to the scheme as it will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and the character and appearance of Croft Lane Conservation Area

The proposal will have some impact upon the listed building's special character and the appearance of the CLCA.

Harm, preserve or enhance.

The proposal will not harm the listed building's special character or adversely affect the character or appearance of the CLCA.

SITE CONTEXT:

Nos. 5 & 7 Croft Lane are grade II listed and are in the Croft Lane (Letchworth) Conservation Area. The buildings and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The building is described in the link below and was added to the Statutory List on 04.07.1997:

<https://historicengland.org.uk/listing/the-list/list-entry/1245306?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented on appn refs: 24/01975/FPH & 24/01976/LBC in October 2024 within which I gave a detailed account of the planning history background to this site and I do not intend repeating this here. However, what I will re-report is as follows:

It would be fair to say that the narrower width of the addition at no.5 with its stepped ridge and no dormer is significantly better than the addition at no.7 but its presence will only serve to further unbalance and accentuate the elongated built form of the host building affecting their appearance as 'small-scale' cottages. Unlike the previously withdrawn scheme the side extension is now designed as a subservient addition with garage doors concealing a kitchen behind.

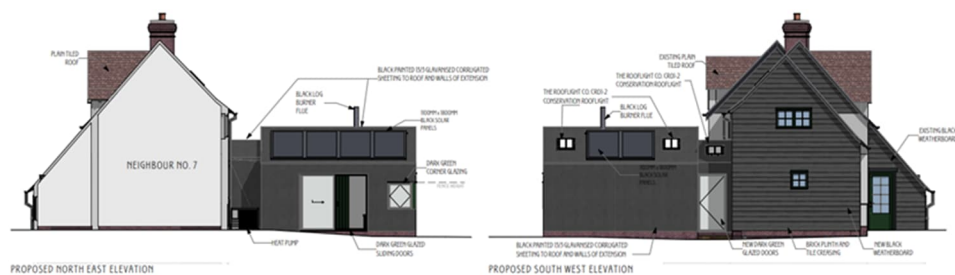
Previously I took the view that by reason of the amount of floor place proposed, particularly the rear gabled projection with additional rectangular bay to form the kitchen/dining space and the extent of opening-up works to facilitate the enlarged living room, the previous scheme would occasion less than substantial harm to the overall external form as well as the internal plan form of this pair of grade II listed cottage and will result in the loss historic fabric. The previous scheme would dominate and compromise the small-scale nature and plan form of the building particularly when viewed from the rear garden.

Although the materials (black corrugated steel roof and walls) proposed for the single-storey addition are different to the rendered parts of the host building, the finish would complement the weatherboarding proposed for the side addition.

This is considered to be a much-improved proposal that respects more fully the cottages special character when compared with the previous submission. The only further question I raise is that of the garage doors and how the kitchen is presented onto the driveway when the doors are open as indicated in the plan extract below. Having spoken with the owner/architect I understand that the 'garage' doors will be manufactured to a spec consistent with an external wall insulated finish and that there will be no glazed screen or other device between the doors and the kitchen. I am satisfied that this detail is acceptable.

As noted below, there are some changes to the side and rear elevations and whilst the amount of glazing is increased and the rear extension shortened, the scheme is still considered acceptable in design terms and will not harm the listed building's special character.





Suggested conditions (LBC only)

I advise the following conditions.

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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.

3. Details/samples of the clay tiles for the side extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof shall be covered in accordance with the approved details.
4. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.
5. Joinery section details for the windows on the side elevation of the two-storey extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the windows shall be manufactured in accordance with the approved details.

6. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. All new rainwater goods shall be black metal or cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. The opening between the dining room and kitchen shall be formed as per the image at page 6 of the submitted Heritage, Design and Access Statement which includes green-painted glazed doors with an exposed timber lintel above, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2), 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

The proposal is considered acceptable.

OFFICER: Mark Simmons

DATE: 31/10/2025