

Planning Statement

1. Introduction

This application seeks retrospective planning permission for minor amendments to the previously approved extension at 11 Norton Way North, Letchworth Garden City, SG6 1BY.

Planning permission was originally granted under ref. 22/02913/FPH, with conditional permission granted 21 Dec 2022. During construction, minor changes were made to comply with updated Building Regulations and to address practical requirements raised during the build. Building regulations changed on Oct 1 2023, which fell between the date of the approved planning permission and the date the build commenced.

All amendments to approved plans are approved by the Heritage Foundation, but were not submitted for NHDC approval.

Summary of Changes:

- Increase in roof height at rear of extension by approximately 0.25m from 3.15m to 3.4m.
- Brick on edge detail modified to include creasing tiles.
- Replaced, raised and extended existing raised patio. Total height at rear of patio is now 0.73m due to natural ground level slope.
- Alteration of west facing fenestration to reduce the number of french doors from 4 to 3, to remove a small half window. Introduction of a top-hung window next to the french doors in the kitchen. Ground floor windows and doors have been retrofitted with external glazing bars per Heritage Foundation guidance.

2. Description of Development

11 Norton Way North received approval for a single storey rear extension, and conversion of an existing garage into habitable living space which required raising the roof of the garage.

The following changes were made during construction:

Increased roof height

During construction, the rear roof of the extension was raised from approximately 3.16M to 3.4M above existing ground level of the house (3.67M above natural ground level due to slope of garden). This height is inclusive of parapet wall. The height of the eaves, exclusive of the parapet wall, is 2.8M from existing ground level of the house, or 3.07M from natural ground level. Furthermore, the front elevation parapet wall brickwork was raised correspondingly to provide a visually coherent finish, ensuring the roof adjustment was integrated with the overall design.

The height change was made to comply with updated Building Regulations introduced on 1 October 2023, which required increased insulation for improved thermal efficiency and reduced U-values, whilst ensuring that the internal ceiling height within the extension remained consistent with the original part of the house.

The design alterations were reviewed on site by the Heritage Foundation in November 2023, who confirmed that the increase in roof height was acceptable, having minimal impact on the visual appearance of the dwelling from the street and no impact on the character of the heritage setting. It was observed this change has no material impact on the scale, massing, or proportions of the extension when viewed externally.

Rear elevation pre and post extension:



Brick on edge detail + creasing tile

The original plans only showed brick on edge detail. However, creasing tile is also required in order to draw water away from the building. Therefore, in accordance with Heritage Foundation approvals we have modified the parapet wall plans and build to include the creasing tile and brick on edge.

Final creasing tile plus brick on edge detail on front and rear elevations:



Raised patio

An existing raised patio was raised by 0.3m to provide level access to the extension. The final height is now 0.73m in total at the rearmost point of the patio.

We note the previous planning officer's comments regarding hard landscaping above 0.3m and the potential for overlooking due to a sloped ground level in the garden. Mitigation measures are both in place and proposed to prevent undue harm.

On the boundary with Number 9, established hedging reaches approximately 1.8m in height from the patio level, effectively screening views into the adjacent garden. Additional green screening has been proposed to further mitigate privacy concerns. On the boundary with Number 13, a mutually agreed fencing arrangement has been installed, with a minimum height of 1.5m, however we are happy to propose 1.8m screening.

These measures ensure that the raised patio does not result in any material harm to the amenity of neighbouring occupiers, avoids overlooking and any corresponding potential loss of privacy, in accordance with local planning guidance.

Existing and new patios:



Photos from leftmost french door illustrate the existing 1.8m hedging shared with Number 9:



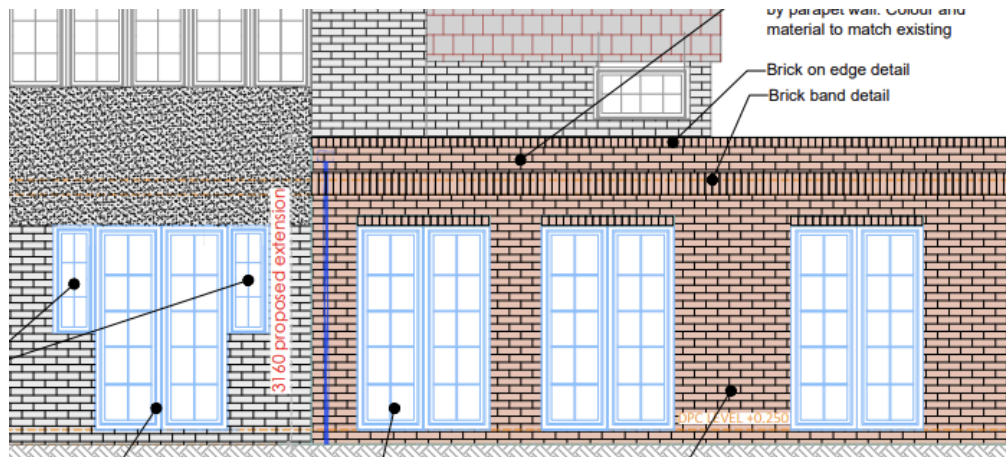
West facing fenestration - door and window changes:

During construction, minor adjustments were made to the west-facing elevation. The number of French doors was reduced from four to three, and a small half-window was omitted, with one full-length window including a top-hung ventilation window to comply with Building Regulations. The number of roof lanterns was also reduced from three to two. Ground floor windows and doors have been retrofitted with external glazing bars per Heritage Foundation guidance.

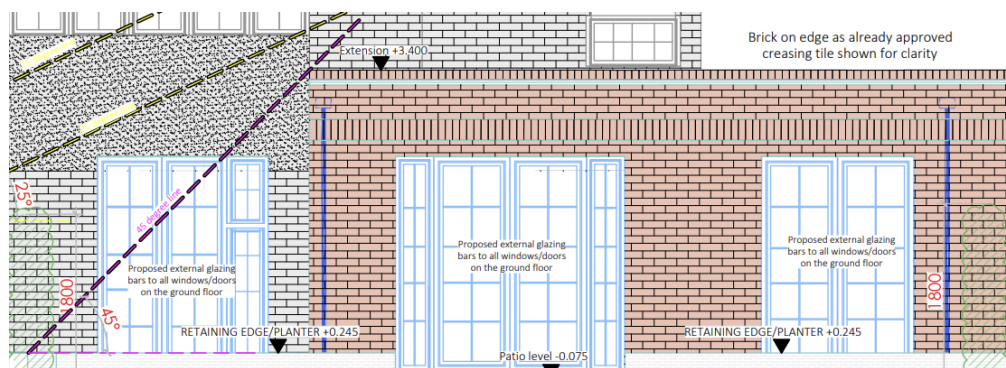
These changes were made to allow for practical furniture placement, comply with building regulations, and to provide a more proportionate and visually coherent appearance.

The Heritage Foundation was consulted regarding the minor amendments and confirmed they are acceptable, having no adverse impact on the character or appearance of the property or its heritage setting.

Existing rear elevation plan:



Final rear elevation plan:



3. Planning Policy Context

This retrospective application is submitted in accordance with the policies of the adopted North Hertfordshire Local Plan 2011-2031, including Policy SP13 (Historic Environment), which requires that development respects and enhances heritage assets and their settings; and with saved Policy 58 relating to Letchworth Garden City Design Principles. These policies require that alterations preserve local character, use appropriate materials, and protect neighbour amenity. At a more local level, the Letchworth Garden City Heritage Foundation's Design Principles and Character Area guidelines have been followed to ensure consistency of form, materials, and scale. The minor changes made and approved by the Heritage Foundation are in harmony with these aims and do not result in harmful impact to heritage character or neighbouring amenity.