

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr & Mrs Mohammad and Rabina Gul
62 Ridge Road
Letchworth Garden City
Hertfordshire
SG6 1PN
United Kingdom

Applicant:

Mr & Mrs Mohammad and Rabina Gul

Application:

24/01455/LBC

Proposal:

Replacement roof and replace 2 windows (development already carried out).

Location:

62 Ridge Road, Letchworth Garden City, Hertfordshire, SG6 1PN

Approved Plan Nos:

Location Plan, 1, 2, 3, Glazing Bar, Sections

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 12 August 2024.

The consent is subject to the following conditions:

1. Notwithstanding the submitted details and prior to the commencement of works, revised details of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The amended window design shall include:

- Timber specification
- Integral glazing bars
- Slim profile double glazing
- Details of method of opening

The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development has an acceptable impact on the historic character and setting of the affected heritage assets and to comply with Policy HE1 of the North Herts Local Plan.

2. Within 4 months of the date of this decision the following remedial works shall be carried out :

- Rake out and repoint cement detail around dormer windows with thinner mortar profile
- Remove half round ridge tiles from the section of roof which adjoins No. 64 replacing with a flat tile profile in the same colour and material as the tiles used to recover the main roof.

Reason: To ensure that the development has an acceptable impact on the historic character and setting of the affected heritage assets and to comply with Policy HE1 of the North Herts Local Plan.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 19 November 2024

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.