

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00409/LBC	Erection of additional glazed link between main building and conservatory approved under Listed Building Consent 23/02632/LBC granted 18.03.2024.	Letchworth Hall Hotel Letchworth Lane Letchworth Garden City Hertfordshire SG6 3NP

Submitted Plan Nos

3358 -2910 Rev B 3358- 2911 Rev B 3358-2912 28249A-2-1

1.0 Policies

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

2.0 **Site History**

2.1 **23/02632/LBC:** Replacement front conservatory and erection of additional rear linked conservatory. Alterations to façade and replacement windows on the Northwest elevation. **Conditional Consent.**

2.2 Various other LBC permissions relating to the wider site, dating from the years 1979-2004, all consent.

3.0 **Representations**

3.1 **Historic England** – No comments.

3.2 **NHC Conservation** – No objection (subject to conditions).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates the Letchworth Hall Hotel, a C17 Grade II* Listed Building (HE: 1174314) of medieval origins located on Letchworth Lane, Letchworth Garden City. Letchworth Hall Hotel is within the setting of Grade II St Mary's Church to the west, and is largely surrounded by the Letchworth Golf Club course.

- 4.1.2 The site is located outside of, but adjoining, the Letchworth Settlement Boundary. The site is brushed over by the Green Belt and is within the West of Willian Archaeological Area, as well as the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Erection of additional glazed link between main building and conservatory approved under Listed Building Consent 23/02632/LBC granted 18.03.2024.

4.3 **Key Issues**

- 4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.
- 4.3.2 The Council's Conservation Officer provided a formal comment on the 24th March 2026, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report:

There is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 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.

SUGGESTED CONDITIONS:

As per those attached to approved application 23/02631/FP.

There are no objections the proposal as it will not see the loss of historic fabric and will allow legibility of the south east and south west elevations due to the materials proposed for both the conservatory and now this additional link.

Impact on character and appearance of the conservation area – These are considered to be negligible as the majority of the works is to take place to the rear.

4.4 **Conclusion**

- 4.4.1 The development accords with the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to accord with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Grant listed building consent.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED**, subject to 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. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Full joinery details to a metric scale 1:1 scale drawings of proposed glazing bars shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 April 2026	