

3 Letchworth Lane Letchworth Garden City SG6 3ND

Pre-application Design and Access Statement for
Letchworth Garden City Heritage Foundation
February 2025
Our Ref: AS/24-03301

Letchworth
Garden City
Heritage Foundation



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1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Rapleys LLP on behalf of Letchworth Garden City Heritage Foundation and is to be submitted in support of a full planning application for Listed Building Consent to replace an existing ground floor single glazed timber casement window at the rear of the property at 3 Letchworth Lane, Letchworth Garden City, SG6 3ND.
- 1.2 By way of background, Letchworth Garden City Heritage Foundation is the largest landlord in the Garden City. The income generated from their property, funds their charitable commitments and allows to reinvest in the property portfolio. They are responsible for the enhancement, management and maintenance of the majority of the 5,500-acre Garden City estate.

2 CONTENTS OF APPLICATION

- 2.1 The following documents are submitted to support the application:

- Planning, Design and Access Statement
- Assessment of Significance
- Site plans and elevations:
 - Existing Rear Elevation
 - Proposed Rear Elevation
 - Existing window and sectional drawings
 - Proposed window and sectional drawings
 - Site plan

3 SITE DESCRIPTION AND SURROUNDINGS

- 3.1 The subject building is positioned along the west side of Letchworth Lane, set back from the road behind residential gardens. The buildings are owned by Letchworth Garden City Heritage Foundation and is leased to a Tenant.

4 PLANNING HISTORY

- 4.1 There is no previous planning application associated with this property.
- 4.2 Historic development of the site is recorded in the Assessment of Significance.

5 PROPOSALS

- 5.1 The application seeks full Planning Permission and Listed Building Consent for:
- The replacement of a damaged existing casement window located in ground floor to the rear elevation of the property.
 - Like-for like replacement is proposed. The existing ironmongery will also be re-used in the new window.

6 PLANNING CONSIDERATIONS

- 6.1 The proposed works would preserve the special architectural and historic interest of the listed building and would result in no harm to its significance.
- 6.2 The application site comprises a Grade II listed building.
- 6.3 The building is located within the Letchworth Garden City Conservation Area.
- 6.4 The existing window is a ground floor kitchen window to the rear elevation, comprising a flush timber framed 3 light casement windows with external glazing bars.
- 6.5 The existing frame, window ledge and casements have deteriorated and suffering from timber decay. The fabric of the existing window is deemed to be beyond economical repair.

- 6.6 Given its deteriorated condition, the window contributes minimally to the architectural significance of the listed group. The proposed replacement is necessary maintenance to help preserve the historic fabric.

7 FLOOD RISK

- 7.1 The proposed window relate to the external alteration of existing building and the quantum of built floorspace remains unchanged. Accordingly, there will be no changes to the existing situation in terms of flood risk and surface run off from the Site.





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