

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02859/LBC	Reposition first floor en-suite previously approved under Listed Building Consent 16/01271/1LB granted 14.07.2016	38 Sollershott East Letchworth Garden City Hertfordshire SG6 3JN

Submitted Plan Nos

1119 - 03a 1119 - 04a 1119 - 05 1119 - 06 1119 - PL01 1119 - 02a 1119-01a

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1 Please see file for full planning history but these are the most relevant:

02/00069/1LB - Rear conservatory and internal alterations to bathroom
CP 02.10.2002

16/00466/1PRE - Internal and external alterations to listed building.

16/01270/1HH - Enlargement of existing rear dormer window. Addition of 1 metre high picket fence on front boundary and ancillary works (as amended by plans received 6 July 2016).
CP 15.07.2016

16/01271/1LB - External alterations including the introduction of true leaded-lights to openings WG.03 and WF.01 on the front elevation and NWG.09 on the side elevation, enlarge rear dormer WS.02 and replace glazing to all rear dormer windows with double-glazed lead-effect windows; replace window WG.06 with a door and replace rear French doors (WG.07) with double-glazed doors. Internal alterations (as amended by plans and details received 6 July 2016).
CCON 15.07.2016

3.0 Policies

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- 1.0 **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- 2.0 **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- 3.0 **212** (great weight should be given to the asset's conservation),
- 4.0 **213** (clear and convincing justification), and
- 5.0 **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

- 4.1 **Letchworth Garden City Heritage Foundation** – No comments received.

Press and site notices – Internal alterations only, therefore, no requirement to display press or site notice and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 Nos.32-38 (Even) Sollershott East are grade II listed and are located within the Letchworth Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 12 of the National Planning Framework. The list entry reads as follows:

Includes No 47 South View. 1911 by C M Crickmer. Group of 4 houses and detached house forming an interesting, angled corner treatment at the junction of Sollershott East and South View. Tudor-bethan style. Two storeys. Symmetrical facade with central, gabled gatehouse and large gabled bays on the corner of the block. Tiled roof with outer gables swept to first floor level. Brick stacks. Brick ground floor and rendered first floor. Gatehouse with brick gable with 'tumbling in' flanked by chimneys disguised as octagonal turrets. Oriel window over gate. The facade is articulated by projecting bay and turrets with hipped roofs. Mullioned casement windows with leaded lights and tile labels. Round-arched central gateway. This group was considered at the time to be one of the finest achievements of the Garden City domestic architecture and was illustrated widely, notably in C B Purdom's 'The Garden City', 1913. No 47 South View. Irregular fenestration. Tiled roofs with brick stacks. Brick ground floor and rendered first floor. Mullioned casement windows with leaded lights and tile labels.

- 5.1.2 The significance of this listed building is not only attributed to the fact that this is an architect-designed house by C M Crickmer but also by the fact that this group was considered at the time to be one of the finest achievements of the Garden City domestic architecture. The property retains much of its original fabric and features of interest such as the original staircase, a number of original doors, windows, fireplaces and even what appear to be originally fitted cupboards. With regard to the fireplaces (all of which appear to be original) some at least were manufactured by Teale Fireplace Ltd (a key manufacturer of fireplaces during the late C19 and early C20 including important commissions by A Harold Smith for fireplaces at Windsor Castle and Buckingham Palace).

5.2 **Proposal**

- 5.2.1 The proposal is to '**Reposition first floor en-suite previously approved under Listed Building Consent 16/01271/1LB granted 14.07.2016.**'

5.3 Key Issues

- 5.3.1 As the works are internal only, the main issue is to consider the impact of the works on the special character of the listed building.

- 5.3.2 When commenting under ref: 16/01271/1LB on 29 June 2016, I wrote:

Proposed first floor alterations

The applicant's desire to provide an ensuite master bedroom with interconnecting cot room / nursery has been achieved by taking on board advice provided at a pre-application stage i.e. subdivide the front right bedroom (Bedroom 4 - Room 7 on the pre-application scheme). I had previously suggested a more generous ensuite arrangement but if the client wished to retain a larger nursery then the rather tight ensuite layout is not a reason to raise objection.

- 5.3.3 The above configuration meant that the ensuite would enclose a small plain early C20 fireplace in this room but would leave the double-mullion window fully expressed in the nursery (what is now used as a dressing room). The window is a good example of the period with original decorative ironmongery and has wide, flat-faced mullions which would enable a sound surface against which the new stud wall would abut. This would result in one third of the window providing natural light to the ensuite and two-thirds providing light to the dressing room. The proposal would result in the fireplace remaining on view within the dressing room.

- 5.3.4 The submitted Design and Heritage Statement goes on to state:

The En-suite bathroom was previously approved within the aforementioned applications, under the drawing reference: LU016-PL101. The current proposal offers an alternative position of the En-suite (still within the same room) and would include the existing door to be retained in position but fixed shut, boarded over with easily removable plasterboard. This door is currently not used due to current homeowners using this room as a dressing space. The proposed wall to the En-suite would be of lightweight construction, easily removable as not to compromise the integrity of the historic fabric of the building.

The proposals do not result in any loss of historical fabric. The original room will still be visibly distinctive, allowing recognition of the evolution of the building and space to modern living.

- 5.3.5 The door impacted upon by this proposal is 6-panel original door with square-edged rather than moulded panels. To ensure the reversibility of the scheme should the need arise in the future and to maintain the door's condition, it is important that any structure supporting the boarding is not mechanically fixed directly to the reverse side of the door.

5.4 Alternative scheme

- 5.4.1 Not applicable.

5.5 Pre-Commencement Conditions

- 5.5.1 Not applicable.

5.6 Conclusion

- 5.6.1 Whilst the proposal would impact upon the room's proportions and affect the relationship between the front double-mullion window and the room to which it serves, this is not a high-status room, and the creation of the ensuite would entail works of a

reversible nature that would not occasion harm to the listed building's special character. The works are therefore, considered to be **UNOBJECTIONABLE** and satisfy the provisions of Section 16(2) 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.

6.0 **Recommendation**

6.1 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. Notwithstanding approved drawing no. 1119-PL01, the existing bedroom door shall remain visible on the landing and no mechanical fixings shall be applied directly to the reverse face of this door to form the stud wall to the ensuite unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme is reversible without damage to the existing door and that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 20 February 2025	
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