

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01795/FPH & 26/01796/LBC
CASE OFFICER:	TK
APPLICATION SITE:	46 Ridge Road, Letchworth Garden City, Hertfordshire, SG6 1PN
DESCRIPTION OF WORKS:	Single storey rear extension following demolition of existing lean-to.

RECOMMENDATION:

*Birds Hill Estate, Nos. 2-122 Ridge Road are grade II listed and located in the Letchworth Conservation Area. Whilst the emphasis has been on pitched or partly pitched rear single storey extension within this pioneer estate there are some examples of flat roof additions. Being single-storey and at the rear the addition will have very limited impact upon the Letchworth Conservation Area. Whilst pitched roofs are encouraged, in light of para 2 of Policy HE5 of the NPPF, I have concluded that the proposal will not harm the significance of either heritage asset (LB or CA) to merit an objection so rather than being a para 2c case I see this as a para 2b case. Consequently, I raise **NO OBJECTION** on the basis that the proposal will satisfy the aims of Sections 16(2) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 20 of the NPPF (August 2026).*

Note: The same recommendation applies to 26/01795/FPH except for changing 16(2) to 66(1).

SITE CONTEXT:

Birds Hill Estate, Nos. 2-122 Ridge Road are grade II listed and located in the Letchworth Conservation Area. Both the buildings and the area are Designated Heritage Assets for the purpose of applying the aims of Section 20 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. The list entry is given at the link below and the buildings form a pioneer estate designed for the Garden City Tenants Limited and comprises 13 grouped terraces forming a cul-de-sac and village green layout.

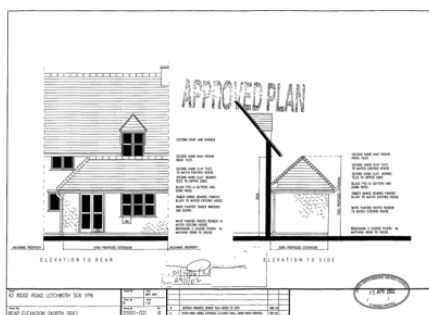
<https://historicengland.org.uk/listing/the-list/list-entry/1347664?section=official-list-entry>

No.46 is at the northern end of the cul-de-sac.



DETAILED ANALYSIS AND CONSIDERATIONS:

Since 2000, there have been 16 no. consented schemes and 2 no. refused schemes for single-storey rear additions at Ridge Road. Nearly all have a part-pitched or in the case below re: 01/01406/1LB, a fully pitched roof.



- **No.42 - 01/01406/1LB** - Erection of single storey rear extension in replacement of existing structure. (As amended by drawings 01001-020 revision B and 01001-021 revision B received on 15/04/2002).
- **No.40 - 02/00511/1LB** – Single storey rear extension
- **No.80 - 05/01461/1LB** - Single storey rear extension following removal of existing conservatory and insertion of two roof lights into rear roof slope (amended plan received 29/11/05)
- **No.34 – 06/00778/1LB** - Single storey rear extension and replacement first floor rear window (as amended by plans received 19 June 2006 and amplified by letter dated 26th June 2006 from the applicant).
- **No.84 – 07/01547/1LB** - Single storey rear extension, detached single garage and internal alterations (as amended by plans received on 17th August 2007).
- **No.56 – 08/01032/1LB** - Single storey rear extension and removal of rear window and formation of open access into extension.
- **No.76 - 08/01631/1LB** - Single storey side and rear extensions to existing outbuilding to provide single garage. External alterations to front porch including replacement of Upvc front door and side light with timber door and side light and replacing Upvc window on side elevation with smaller timber window. Replacement of rear flat felt roof with lead roof incorporating a porch canopy over rear door. Internal alterations to facilitate use of first floor box room as shower room (As amended by drawing received 22 September 2008)
- **No.22 – 09/01481/1LB** - Single storey rear extension following demolition of existing.
- **No.102 -16/01016/1LB** - Single story rear extension (as amended by plan received 10/08/2016)
- **No.28 – 16/01945/1LB** - Single storey rear extension following part removal of external wall, internal alterations and replacement garage.
- **No.116 – 17/02283/1LB** - Single storey rear extension. Internal and external alterations (as amended by plan received 26/09/2017)
- **No.108 – 17/04367/LBC** - Single storey rear extension following demotion of existing conservatory and internal alterations (as amended by plans and elevations received 19th June 2018).
- **No.2 – 21/00806/LBC** - Single storey rear extension. Insertion of French doors to replace kitchen window and internal alterations (as amended by plan nos. 6A and 7A received 14.05.21).

- Refused**

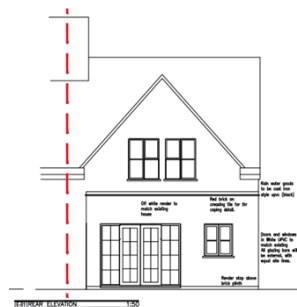
- For a bit of background under ref: 09/01481/1LB, the case officer wrote the following:

The depth of the extension is such that if a pitched roof is to be incorporated and if this is to meet the rear wall of the main house below the sill height of the existing first floor windows then the roof would either need to incorporate a shallow pitch or a false pitch will be required. A conventional, better articulated, roof would collide with the first-floor windows. **Notwithstanding the fact that the sunken flat roof is unconventional, the applicant has taken on board the design preference for a false pitch.** The extension's appearance as viewed from the garden would be visually acceptable and will screen an incongruous looking rooflight set behind. Had the Velux flat roof system rooflight sat higher on the roof i.e. not behind the false slope, an objection would have been raised on the grounds that its form/bulk would have adversely affected the appearance of the listed building.

Under ref: 17/04367/LBC for which no Conservation advice was given the case officer stated the following (no paragraph 4.3.4)

4.3.3 It is considered that the removal of historic fabric to create the kitchen/dining area would not harm the significance of the heritage asset. The building materials used does not form part of the significance of the listed building. The removal would preserve some elements so that the original plan form of the asset could still be distinguished.

4.3.5 Whilst not promoted, there are examples of flat roofed, parapet surround single storey rear extensions within the group listing. The flat roof with parapet surround is considered favourable to the initially proposed lean-to roof needing to be truncated so as to not block first floor windows. I would consider a pitched, hipped roof with flat crown more favourably than the flat roof proposal, however, I do not believe that the roof design of the proposed extension would on its own presents harm to the significance of the heritage asset in terms of its significance. The parapet surround design does have its merits in terms of the brick course coping detail above a creasing tile, which would nod towards the exposed brick chimney stacks with a separating detail from the off-white render external walls proposed.



Under application refs: 22/01348/FPH & 22/01349/LBC pursuant to no. 120 I wrote:

Rear single-storey extensions schemes to the listed, even-numbered properties at Ridge Road, have followed a generally broad format of tiled pitched roofs additions with one exception. The most recent scheme of this type related to no. 27 Birds Hill around the corner where a flat-roof design was negotiated away and consent granted for the right-hand scheme below which has a flat roof light on a section of flat roof.

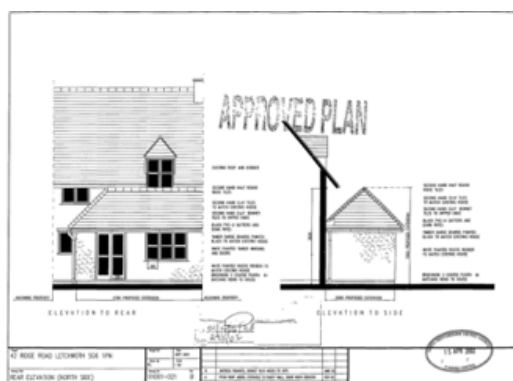
*The current scheme also seeks a parapet, flat-roofed addition and once again considering the tiled mono-pitch projections to nos. 118 and 122 on either wide and **where there has been a consistent approach to supporting tiled, pitched roof extensions over the years**, I question whether this is appropriate to the character of the host building and the terrace to which this forms part.*

I note the following in the submitted Design, Access and Heritage Statement:

The private rear elevations, by contrast, contribute far less to the special interest of the group. They were always secondary, service elevations and, as here, have been subject to later ad-hoc alteration. The significance of the rear of No. 46 in particular is low, and is presently diminished rather than enhanced by the existing lean-to.

and

The low, plain form and matching render allow the addition to defer to the main building, while the simple detailing and roof light express it honestly as a modern intervention rather than a pastiche of the original fabric.



The depth of the extension and position of the staircase window are such that a mono-pitch roof would not be feasible. Furthermore, whilst a hipped, pitched roof as per the image above right is feasible the ridge would extend higher than the existing rear eaves. Having said that, I consider that a rendered parapet as opposed to seeing the edge of the single ply membrane flat roof and timber fascia would possibly have been a preferred detail but once again this would result in an increased height pushing the parapet up to the sill of the first-floor window. Therefore, I am not encouraging this alternative. However, I question the rainwater goods / dispersal and the fascia board material, hence conditions below.

Suggested condition (LBC only)

1. The windows and doors shall be manufactured in timber and a section detail of the glazing bar joinery and glazing system for the doors shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be manufactured and installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. The roof fascia shall be manufactured in timber and painted white unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. Notwithstanding the approved plans, details of type and location of the rainwater downpipe(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the downpipe(s) shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (Aug 2026):

Section 20

CONCLUSION:

Subject to conditions I raise no objection.

OFFICER: Mark Simmons

DATE: 13/10/2026