

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01975/FPH	Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Detached garden store (as amended by plan nos. 301A, 302A _ 306A received 21st October 2024).	5 Croft Lane Letchworth Garden City Hertfordshire SG6 1AS

Submitted Plan Nos

1901/SD/100 1901/SD/101 1901/SD/102 1901/SD/106 1901/PD/301A 1901/PD/302A 1901/PD/306A 1901/PD/307

D2 House exts, replcmnt dwellings outbuild

HE1 Designated heritage assets

D1 Sustainable design

D3 Protecting living conditions

HE4 Archaeology

NE4 Biodiversity and geological sites

2.0 **Site History**

2.1 23/01328/FPH.
Withdrawn

3.0 **Representations**

3.1 Letchworth Heritage Foundation : No response

3.2 Site Notice / Neighbours: E-mail from the occupier of No. 7 raising no objections

3.3 Conservation officer: Raises no objections

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached cottage located on the north side of Croft lane. The property is Grade II listed and the site is within the Croft Lane Conservation Area

4.2 **Proposal**

- 4.2.1 Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Internal works (as amended by plan nos. 301A, 302A & 306A received 21st October 2024).

4.3 **Key Issues**

4.3.1 Design and appearance

- 4.3.2 The proposed side extension is set back slightly from the front main wall and has a lower ridgeline than the existing main dwelling. The side extension continues the main gabled roof form of the dwelling and has a lower eaves line as viewed from the front driveway. As such it will have a subordinate appearance to the main house. The materials for the side extension echo the existing flank wall – i.e. weatherboard. The proposed garage doors would maintain a traditional appearance to the front of the dwelling.
- 4.3.3 The side projection is relatively modest at 2.6m leaving a gap of 1.2 m for pedestrian access to the side of the house. The gap before the boundary will allow trees along the boundary in the neighbours garden to remain largely unaffected.
- 4.3.4 The proposed rear extension is linked to the main house by a narrow corridor and its form and materials give it the appearance of an outbuilding that would have been traditionally associated with a small cottage. It also presents a subservient relationship to the main dwelling. The solar roof panels blend in with the black painted galvanised corrugated sheeting.
- 4.3.5 The rear extensions have been designed to remain within Letchworth Heritage Foundation Design Principals. The main two storey element has a ridge set down from the main ridge of the house and a narrow projection with matching weatherboarding and painted joinery. All of these features are sympathetic to the design and setting of the main house.
- 4.3.6 It is noted that the adjoining listed cottage has been extended with a two storey side and rear extension and rear conservatory. These extensions from the original form and footprint of the pair of listed cottages sets a precedent and the proposed extensions to No. 5 would result in a rebalancing of the scale, form and footprint of the pair in my view.
- 4.3.7 The proposed garden store is located in the front garden in a discreet location. Its modest size and simple lean to roof design and traditional materials are acceptable in this Conservation Area location. It would not be visible from Croft lane.

4.3.8 Impact on heritage assets

- 4.3.9 The heritage assets affected are the house itself as Grade II building and the Croft lane Conservation Area. The Conservation has provided detailed comments including the following:

'Previously I took the view that by reason of the amount of floor place proposed, particularly the rear gabled projection with additional rectangular bay to form the kitchen/dining space and the extent of opening-up works to facilitate the enlarged living room, the previous scheme would occasion less than substantial harm to the overall external form as well as the internal plan form of this pair of grade II listed cottage and will result in the loss historic fabric. The previous scheme would dominate and compromise the small-scale nature and plan form of the building particularly when viewed from the rear garden.

The owner/architect has worked to address these concerns and what is now presented is a more modest linked rear addition with a third bedroom now achieved downstairs.

Although the materials (black corrugated steel roof and walls) proposed for the single-storey addition are different to the rendered parts of the host building, the finish would complement the weatherboarding proposed for the side addition.

This is considered to be a much-improved proposal that respects more fully the cottages special character when compared with the previous submission. The only further question I raise is that of the garage doors and how the kitchen is presented onto the driveway when the doors are open as indicated in the plan extract below.

Having spoken with the owner/architect I understand that the 'garage' doors will be manufactured to a spec consistent with an external wall insulated finish and that there will be no glazed screen or other device between the doors and the kitchen. I am satisfied that this detail is acceptable.'

4.3.10 I would concur with the views of the Conservation officer. The proposals as now presented and revised would not harm the special historic character of the listed building or the setting of the Conservation area and therefore can now be supported.

4.3.11 Landscaping

4.3.12 Only one small tree would be removed along the boundary with No. 3 Croft lane. This tree is set well back from the road and its loss would have no material impact on the setting of the Conservation Area. Trees at the front of the site and side hedgerow would screen the small store from any public views.

4.3.13 Archaeology

The proposals are partly on the footprint of the detached garage and driveway. It is likely that the ground has been previously disturbed and in any event the area is not of any significant sensitivity in archaeological terms. There would be no requirement for an archaeological condition in my view.

4.3.14 Biodiversity

4.3.15 This householder application is exempt from the need to comply with BNG legislation.

4.3.16 Car parking

Parking for at least two cars would remain providing sufficient parking for the needs of the extended dwelling.

4.3.17 Climate change

4.3.18 This small scale proposal would have no material impact on local climate change in my view.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 November 2024	