

Design and Heritage Statement

Planning Application

9th December 2025

33 Haymoor, SG6 4HS

Letchworth Garden City

A+L

Architecture
Studio

DESIGN AND HERITAGE STATEMENT

Proposal consists of a single-storey rear extension, partial garage conversion and associated internal alterations at 33 Haymoor.

Site address: 33 Haymoor, SG6 4HS, Letchworth Garden City

Date: 9th December 2025

Version: 02

Agent: A+L Architecture Studio, 5 Poplar Close, Hitchin, SG4 9LZ

[REDACTED]

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DESIGN AND HERITAGE STATEMENT

1 INTRODUCTION

This statement is written to accompany an application for permission from North Herts District Council for a single storey rear extension and associated internal alterations to 33 Haymoor, Letchworth Garden City, SG6 4HS.

2 SITE

The application site is located within the Modern Character Area of Letchworth Garden City. It comprises a two-storey semi-detached dwelling currently used as a single-family residence. The property has its principal frontage facing north on Haymoor which is a quiet residential street.

Constructed in 1954, the dwelling reflects traditional architectural detailing and construction methods typical of the period. The ground floor façades are finished in facing brickwork, while the first floor is rendered and painted white, maintaining consistency with the surrounding street character. Over time, the rear elevation has been modified, most notably with the addition of a two-storey side and rear extension featuring a gable roof, and a rear-facing gabled dormer in the loft, completed in 2007–08 (Planning application number: 07/02780/1HH). The property does not include any listed buildings within its curtilage.

The proposed development includes a modest rear extension designed as a sit-out area for the owners to enjoy during their retirement and internal alterations to provide a downstairs shower room. Benefiting from the south-facing rear aspect, the extension will offer pleasant views over Letchworth. The design has been carefully considered to remain sympathetic to the existing dwelling, neighbouring properties, and the wider streetscape. It aligns with the principles outlined in *Your Guide to Altering Your Home in the Modern Character Area in Letchworth Garden City* (November 2020).



Figure 1: Location plan – site marked in red boundary

DESIGN AND HERITAGE STATEMENT



Figure 2: Aerial view of the application site and its context

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3 PROPOSAL

The applicant wishes to make a small extension to the rear of the property and partially convert the existing attached garage into utility space and internal alterations.

Key details of the proposal have been included in the following pages.

3.1 Rear Extension



Figure 3: View of the house from rear garden

SITING AND SIZE OF EXTENSION

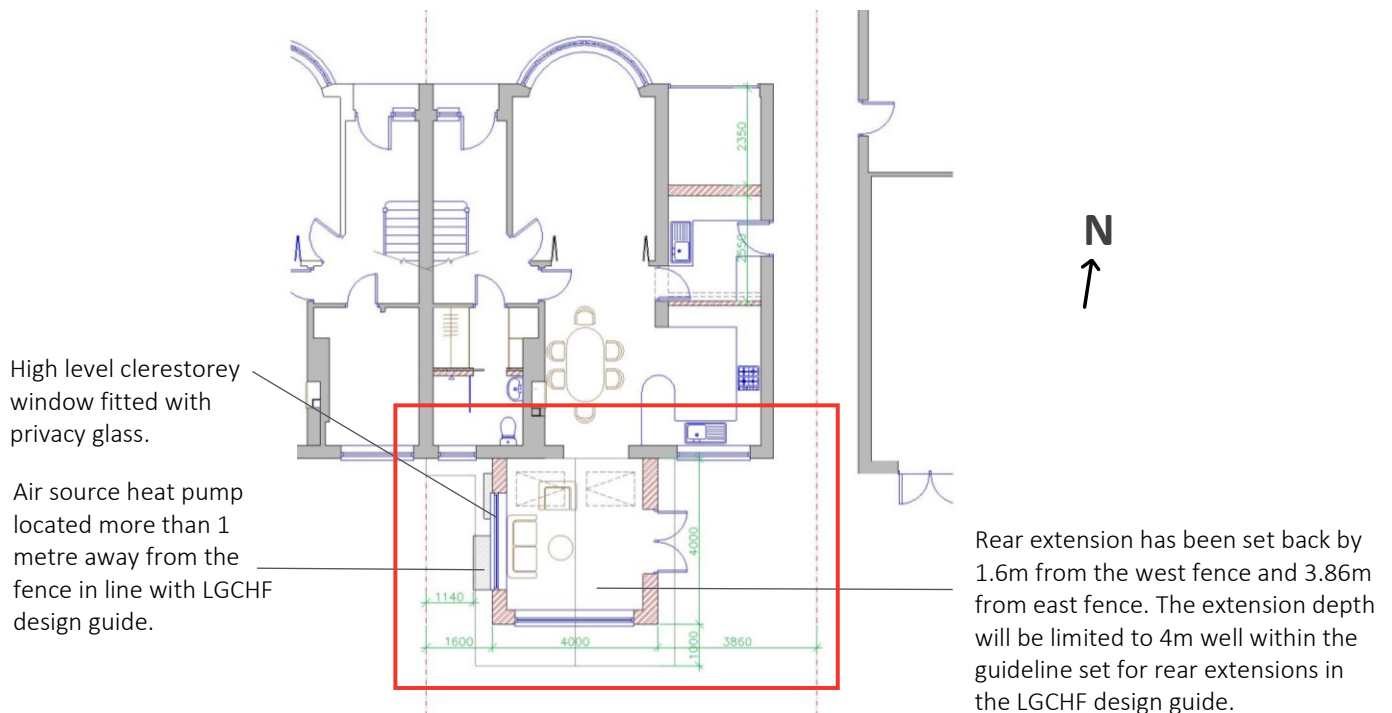


Figure 4: Proposed ground floor plan

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FORM OF EXTENSION

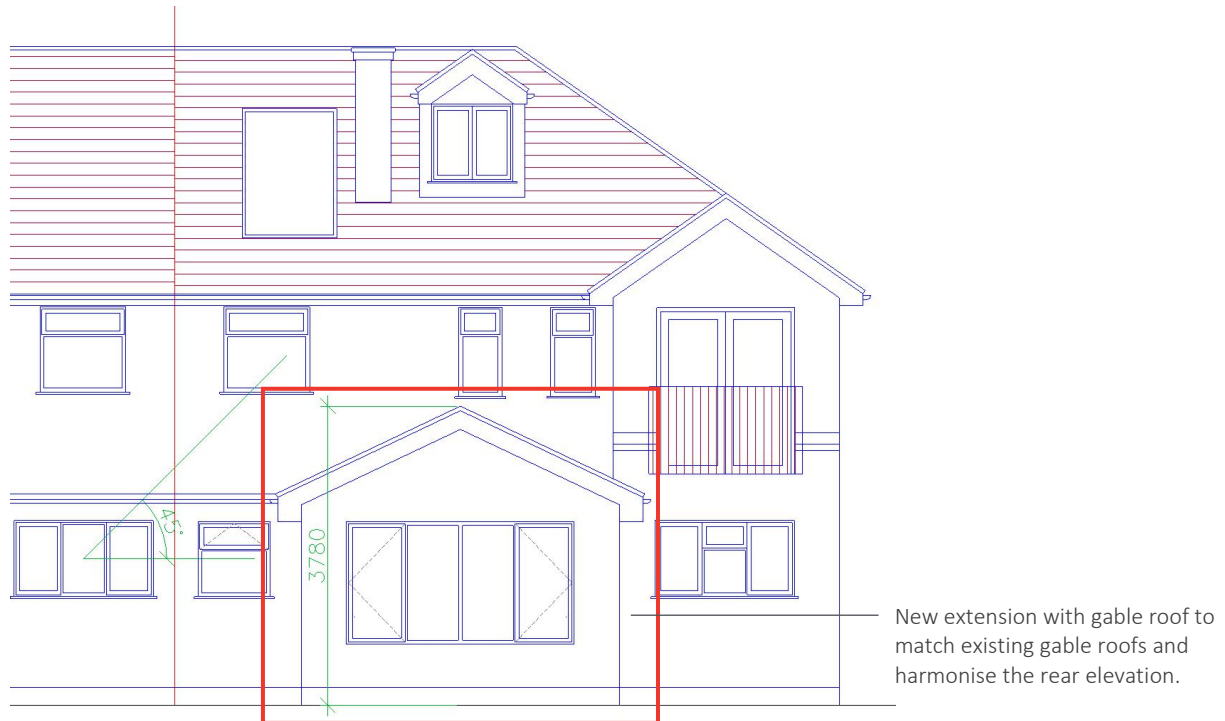


Figure 5: Rear Elevation – As proposed

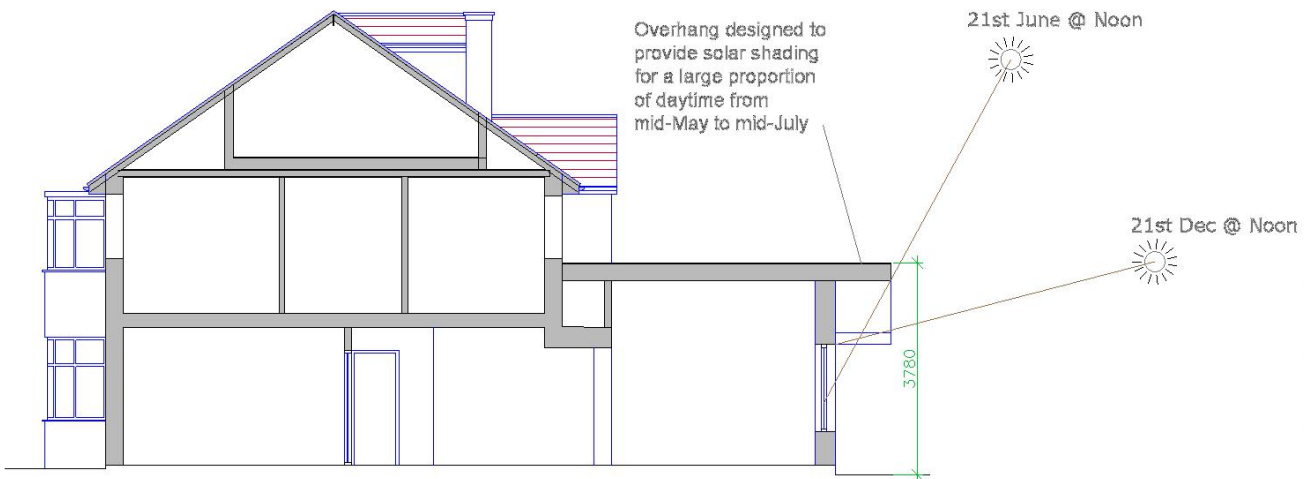


Figure 6: Front-to-back section showing a 1m deep overhang to shade south facing rear window of the extension from mid-day sun over the summer months while allowing low angle sunlight over winter months. Such a passive design device will prevent the extension from overheating, keeping the space nice and comfortable and will allow all year use of the new space.

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FINISHING MATERIALS

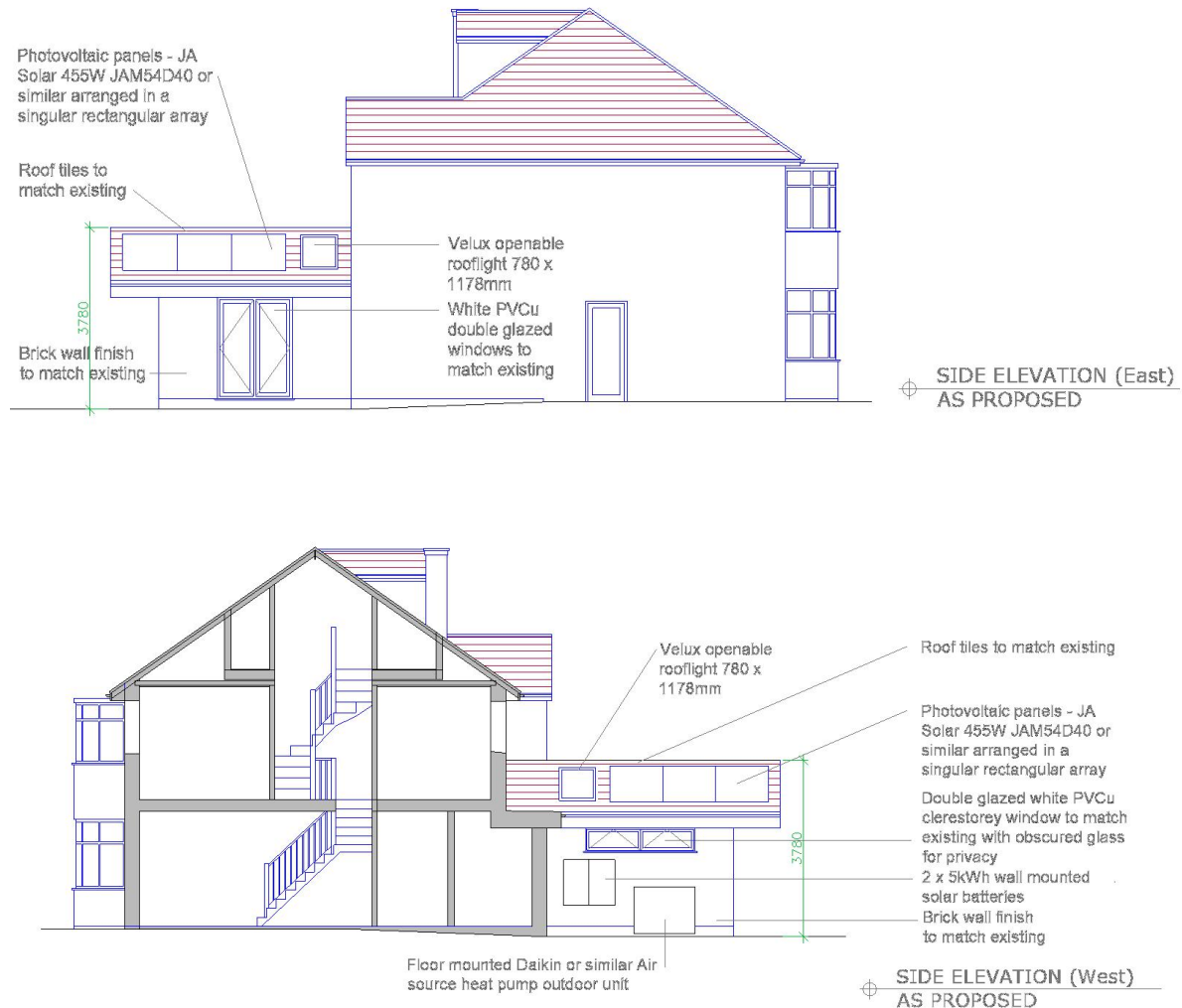


Figure 7: Side elevations – as proposed with external finishes and building service equipment proposed to be installed

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3.2 Garage Conversion (Partially)

Garage is proposed to be partially converted to utility space. The front door of the existing garage will be retained and remain functional. The front of the garage will continue to be used as a store while the rear part of the garage will be converted into a new utility space.



Figure 8: Front view of the house with attached garage.

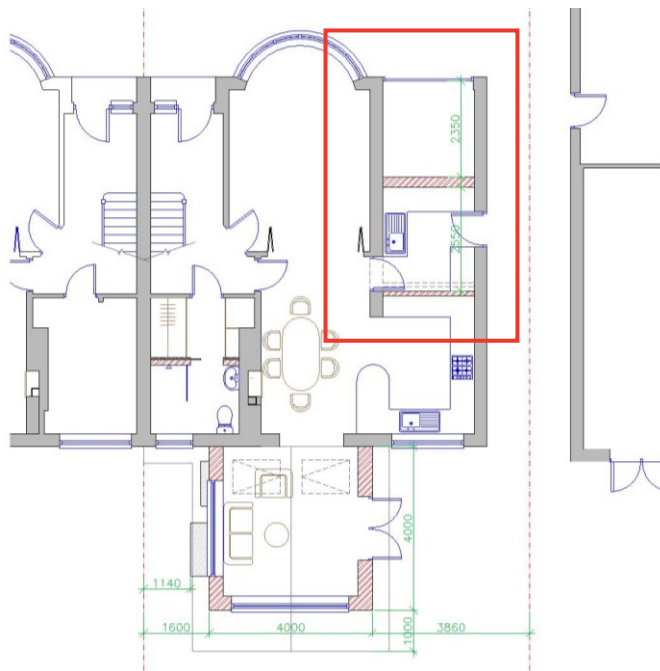


Figure 9: Ground floor plan with partial garage conversion highlighted

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⊕ FRONT ELEVATION
AS EXISTING



⊕ FRONT ELEVATION
AS PROPOSED

Figure 10: Front elevation will remain unchanged

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4 ACCESS/PARKING

Existing pedestrian access from Haymoor will be retained.

Front garden is proposed to remain unchanged.

There is currently space to park 2 cars comfortably in front of the property, and this will be retained. Existing proportion of soft landscape to hard at the front of the house will be maintained.

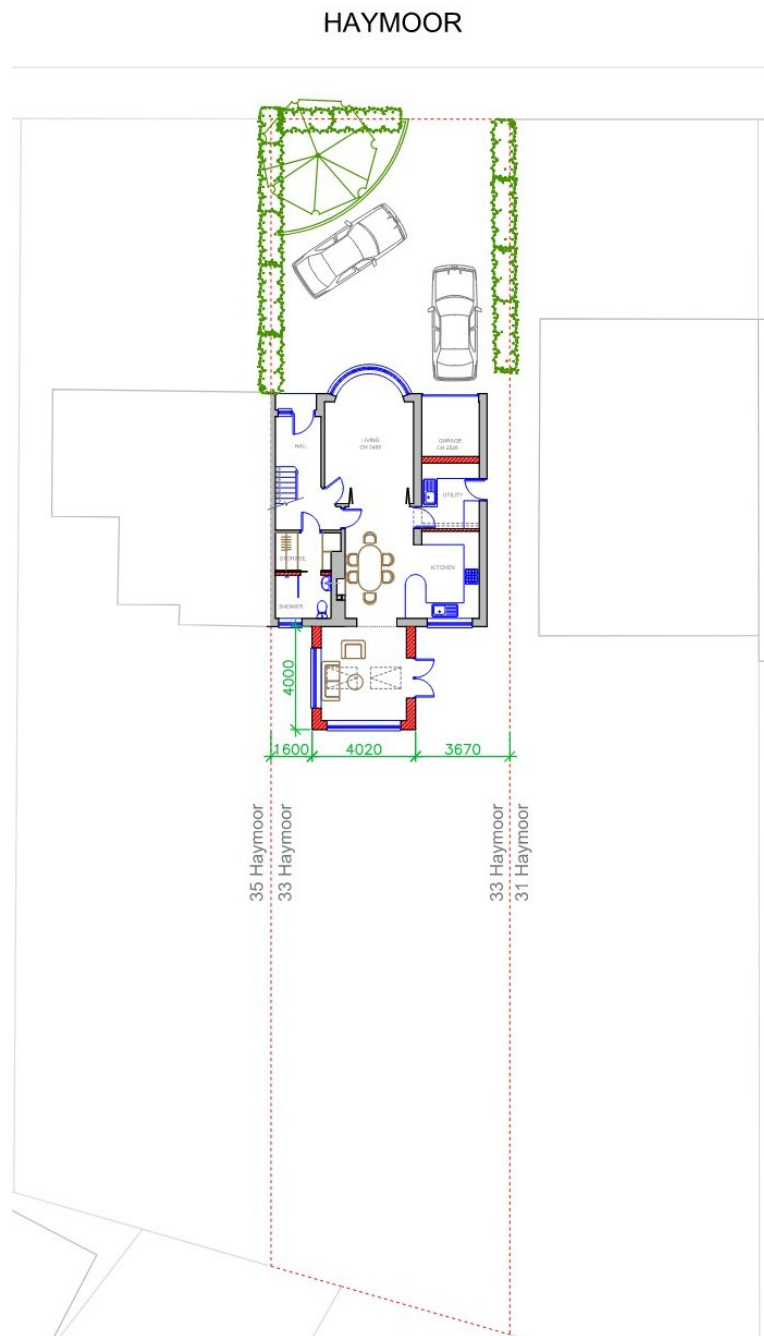


Figure 11: Site plan – as proposed

DESIGN AND HERITAGE STATEMENT

5 CONSULTATIONS

A pre-application consultation with Letchworth Garden City Heritage Foundation was carried out in July 2025. A copy of the initial feedback received in July 2025 from Zoë MacLennan has been attached to this report (See Appendix A).

Further discussions with Heritage and Stewardship Manager Zoë MacLennan were held during a site visit on 23rd September 2025. Subsequent feedback received on 25th September has been attached to this report (See Appendix B).

We have since addressed each of the points raised in the feedback and this application has been prepared accordingly.

First Stage Approval from Letchworth Garden City Heritage Foundation (Ref: HA-000043) was obtained on 8th December 2025.

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APPENDIX A: PRE-APP FEEDBACK FROM LETCHWORTH GARDEN CITY HERITAGE FOUNDATION (JULY 2025)



RE: Pre-application advice for a home extension in Letchworth Modern Character Area

From Zoë MacLennan <[REDACTED]>
Date Tue 29/07/2025 11:35 AM
To Ajay Shah <[REDACTED]>

Good morning Ajay,

Thank you for your patience awaiting pre-application advice.

As I understand it, the proposals are limited to a single-storey rear extension and the installation of PV panels. I have provided the following comments on the proposals:

- The arrangement of the PV array on the rear of the main roof complies with our Design Principles. However, their installation involves the removal of an existing chimney which we would not support. The Design Principles states that unless in exceptional circumstances, existing chimney stacks or pots shall not be removed.
- Our Design Principles states that any PV array must be rectangular in form and not have fragmented edges. The PV panels on either side of the proposed extension are broken up by rooflights. We would therefore recommend that you reposition the rooflights in order for the PV panels on either side to be in a singular rectangular array.
- You are proposing an ASHP down the side of the proposed extension. It is not shown on any of the plans and therefore I am unable to determine how close to the adjacent boundary this will be. However, it will need to be at least 1m away from the neighbouring boundary in order to comply with our Design Principles. If this cannot be achieved, an alternative location within the site will need to be found.
- The roof design/form of the proposed extension is not considered to be sufficiently in-keeping with that of the original house. We would suggest you revisit this and explore alternative forms, such as a flat-roofed/parapet design or a hipped roof to match the original house for example. We are also concerned at the height of the extension, being 3.78m to ridge height.
- We would also recommend revisiting the style of windows on the proposed extension, which are not considered to reflect the original design or be in-keeping with the property.

We trust that the above gives you enough feedback for you to prepare final proposals. If you wish for clarification on any point, please let us know.

Please note that these comments are informal officer opinions in the context of the current Design Principles and made without prejudice to any final decision.

Best wishes,

Zoë MacLennan
Heritage and Stewardship Manager – MA (Hons), MArch



Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire, SG6 3BF



DESIGN AND HERITAGE STATEMENT

APPENDIX B: PRE-APP FEEDBACK FROM LETCHWORTH GARDEN CITY HERITAGE
FOUNDATION (SEPTEMBER 2025) Outlook

RE: Pre-application advice for a home extension in Letchworth Modern Character Area

From Zoë MacLennan <[REDACTED]>**Date** Thu 25/09/2025 4:35 PM**To** Grant Cameron <[REDACTED]>**Cc** Ajay Shah <[REDACTED]>; Lauren Cameron <[REDACTED]>

Good afternoon all,

Thank you for your time on site earlier in the week.

As promised, I took your proposals back to my team for review. They could see the rationale behind the proposals and were supportive of them in general. They did raise the same recommendations as I did myself on site; they would prefer to see a shallower overhang to the roof.

They also suggested that their preference would have been for a flat roofed design, which could still incorporate solar panels. Their preference was also that the triangular windows on the gable end be omitted.

Anyway, these are their recommendations. I believe you are now in a position to consider these prior to submitting a formal application.

If you have any further questions, please let me know.

Please note that these comments are informal officer opinions in the context of the current Design Principles and made without prejudice to any final decision.

Best wishes,

Zoë MacLennan

Heritage and Stewardship Manager – MA (Hons), MArch

[REDACTED]

Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire, SG6 3BF



The HAS team are always available on email, online and phone. We would recommend that you make an appointment if you would like to see a member of the team on a Tuesday or Thursday. The team can be contacted on 01462 530335 or on home@lethworth.com

DESIGN AND HERITAGE STATEMENT

APPENDIX C: FIRST STAGE APPROVAL FROM LETCHWORTH GARDEN CITY HERITAGE FOUNDATION (DECEMBER 2025)

**Letchworth
Garden City**
Heritage Foundation

Our Ref: HA-000043 (Previous Ref 44200)
Date: 8th December 2025

Mr & Mrs Cameron
33 Haymoor
Letchworth Garden City
Hertfordshire
SG6 4HS

Dear Mr & Mrs Cameron

**Single storey rear extension,
33 Haymoor, Letchworth Garden City,**

Thank you for your application to the Heritage Foundation for consent to carry out alterations to the above property.

I am pleased to confirm that the attached documents numbered HM/33/01-09 have the Heritage Foundation's **first stage approval**. Please note the following conditions should be met when implementing the scheme:

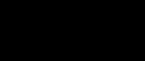
- a) If the proposed alteration is not started within three years of the date of this Notice, the consent and approval given by this Notice will cease to have effect and you may not be able to renew this consent.
- b) If the proposed alteration is started, it must be completed as soon as reasonably practicable.
- c) The works shall be carried out strictly in accordance with the documents numbered HM/33/01-09.
- d) The ridge is to be finished as a traditional wet ridge; dry ridges are not permitted.

IMPORTANT: It is important that, should you decide to amend the proposals in any way, you advise us before implementing any change, to establish whether any further approval is needed. Should the completed works not comply with the approved plans, we may not be able to issue a Plan Approval Notice.

Once the works are complete, please upload photographs to your application via the Online Portal. Once notification is received, the Heritage Foundation will review the application and, if completed in accordance with the approved documents, issue the Plan Approval Notice. Should the completed works not be in accordance with the approved documents, a site visit shall be carried out to inspect the works.

It is important that you retain this letter and the Plan Approval Notice, as they are usually needed when a property changes hands or enfranchises (purchase the Freehold). The Plan Approval Notice will be essential in confirming that alterations have been built in accordance with the approved documents. **Please note that an additional copy of any documentation shall incur a fee.**

Yours sincerely


Zoe MacLennan
Heritage & Stewardship

Enc
cc: Mr Shah

33 Haymoor, Letchworth Garden City, Hertfordshire SG6 3BF
Community Benefit Societies Act 2014. Registration number: 28211R

DESIGN AND HERITAGE STATEMENT

APPENDIX D: PHOTOVOLTAIC PANEL TECHNICAL INFORMATION

JA SOLAR

Harvest the Sunshine

455W





JAM54D40 LB

n-type Double Glass Bifacial Modules

Premium Cells

n-
Bycium+
16BB

MBB Half-Cell
Technology

26%

Up To

Cell Conversion
Efficiency

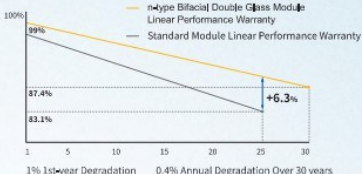
Premium Modules

 Higher power
generation better LCOE

 Better Temperature
Coefficient

 n-type with very
Lower LID

 Better low irradiance
response



— n-type Bifacial Double Glass Module
Linear Performance Warranty

— Standard Module Linear Performance Warranty

1% 1st-year Degradation 0.4% Annual Degradation Over 30 years

 12-year product
warranty

 30-year linear power
output warranty

Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing



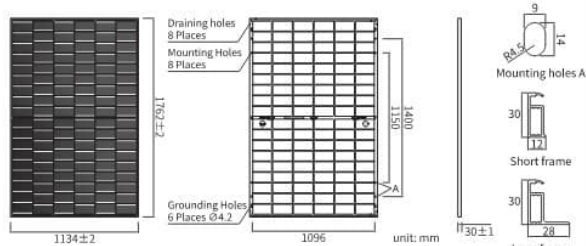




DESIGN AND HERITAGE STATEMENT

JAM54D40 LB n-type Double Glass Bifacial Modules

DEEP BLUE 4.0 Pro



MECHANICAL PARAMETERS

Cell	Mono
Weight	22kg
Dimensions	1762±2mm × 1134±2mm × 30±1mm
Cable Cross Section Size	4mm ² (IEC), 12 AWG(UL)
No. of cells	108(6×18)
Junction Box	IP68, 3diodes
Connector	QC 4.10-351/ MC4+EVO2A
Cable Length	Portrait: 300mm(+)/400mm(-) Landscape: 1200mm(+)/1200mm(-)
Front Glass/Back Glass	1.6mm/1.6mm
Packaging Configuration	36pcs/Pallet, 936pcs/40HQ Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54D40 430/LB	JAM54D40 435/LB	JAM54D40 440/LB	JAM54D40 445/LB	JAM54D40 450/LB	JAM54D40 455/LB
Rated Maximum Power(P _{max}) [W]	430	435	440	445	450	455
Open Circuit Voltage (V _{oc}) [V]	38.50	38.70	38.90	39.10	39.30	39.50
Maximum Power Voltage(V _{mp}) [V]	32.12	32.29	32.47	32.65	32.82	33.00
Short Circuit Current(I _{sc}) [A]	14.14	14.23	14.31	14.40	14.48	14.56
Maximum Power Current(I _{mp}) [A]	13.39	13.47	13.55	13.63	13.71	13.79
Module Efficiency [%]	21.5	21.8	22.0	22.3	22.5	22.8
Power Tolerance	0~+3%					
Temperature Coefficient of I _{sc} (α _{Isc})	+0.045%/°C					
Temperature Coefficient of V _{oc} (β _{Voc})	-0.250%/°C					
Temperature Coefficient of P _{max} (γ _{Pmp})	-0.290%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

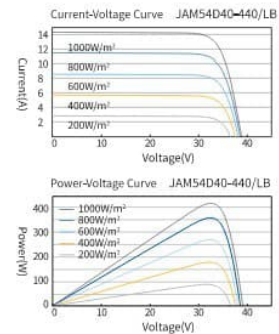
Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer. They only serve for comparison among different module types.

ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

TYPE	JAM54D40 430/LB	JAM54D40 435/LB	JAM54D40 440/LB	JAM54D40 445/LB	JAM54D40 450/LB	JAM54D40 455/LB
Rated Max Power(P _{max}) [W]	464	470	475	481	486	491
Open Circuit Voltage(V _{oc}) [V]	38.50	38.70	38.90	39.10	39.30	39.50
Max Power Voltage(V _{mp}) [V]	32.11	32.29	32.47	32.65	32.82	32.99
Short Circuit Current(I _{sc}) [A]	15.27	15.36	15.46	15.55	15.64	15.73
Max Power Current(I _{mp}) [A]	14.46	14.55	14.63	14.72	14.81	14.89
Irradiation Ratio (rear/front)	10%					

* Bifaciality=P_{max, rear}/Rated P_{max, front}

CHARACTERISTICS



OPERATING CONDITIONS

Maximum System Voltage	1500V DC
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front	5400Pa(112 lb/ft ²)
Maximum Static Load, Back	2400Pa(50 lb/ft ²)
NOCT	45±2°C
Bifaciality*	80%±10%
Safety Class	Class II
Fire Performance	UL Type 38/Class C

JA SOLAR

Headquarters

No.8 Building, Nuode Center, No.1 Courtyard, East Auto Museum Road,
Fengtai District, Beijing

Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.

Version No.: Global-EN-20240423A

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APPENDIX E: AIR SOURCE HEAT PUMP TECHNICAL INFORMATION

R-32 BLUEEVOLUTION

EDLA

Daikin Altherma 3 Monobloc



Outdoor Unit			Single Phase				Three Phase			
Description			EDLA09D3V3 Class 9	EDLA11D3V3 Class 11	EDLA14D3V3 Class 14	EDLA16D3V3 Class 16	EDLA09D3W1 Class 9	EDLA11D3W1 Class 11	EDLA14D3W1 Class 14	EDLA16D3W1 Class 16
Function			Heating Only	Heating Only	Heating Only	Heating Only	Heating Only	Heating Only	Heating Only	Heating Only
Dimensions ⁽¹⁾	Height x Width x Depth	mm	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460	870 x 1380 x 460
Weight		kg	149	149	149	149	149	149	149	149
Nominal capacity	Heating (a/b)	kW	9.37/9.00	10.6/9.82	12.0/12.5	16.0/16.0	9.37/9.00	10.6/9.82	12.0/12.5	16.0/16.0
	Cooling	kW	-	-	-	-	-	-	-	-
Nominal input	Heating (a/b)	kW	1.91/2.43	2.18/2.68	2.46/3.42	3.53/4.56	1.91/2.43	2.18/2.68	2.46/3.42	3.53/4.56
	Heating (a/b)	kW	4.91/3.71	4.83/3.66	4.87/3.64	4.53/3.51	4.91/3.72	4.83/3.66	4.87/3.64	5.43/3.51
Seasonal space heating efficiency	Space heating (Average climate) 35°C	Class	A+++	A+++	A+++	A+++	A+++	A+++	A+++	A+++
		Efficiency	186	182	182	182	186	182	182	182
	Space heating (Average climate) 55°C	SCOP	4.72	4.64	4.62	4.62	4.72	4.64	4.62	4.62
		Class	A++	A++	A++	A++	A++	A++	A++	A++
EER	Cooling		-	-	-	-	-	-	-	-
	Heating	°C	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35
Operation range	Cooling	°C	-	-	-	-	-	-	-	-
	Hot water	°C	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35	-25 ~ 35
Sound power level	Heating	dB(A)	62	62	62	62	62	62	62	62
Refrigerant charge (factory)	R32	kg	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Power supply			1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	3-Phase / 400V / 50Hz	3-Phase / 400V / 50Hz	3-Phase / 400V / 50Hz	3-Phase / 400V / 50Hz
Recommended fuses	Outdoor unit	A	32	32	32	32	13	13	13	13
Pump	No. of speeds		Inverter controller	Inverter controller	Inverter controller	Inverter controller	Inverter controller	Inverter controller	Inverter controller	Inverter controller
Expansion vessel volume		litres	8	8	8	8	8	8	8	8
Water connections (diameter)		inch	1" (male)	1" (male)	1" (male)	1" (male)	1" (male)	1" (male)	1" (male)	1" (male)
Minimum water volume		litres	20	20	20	20	20	20	20	20
Minimum flow rate	Cooling/Heating above 5°C	l/min	20	20	20	20	20	20	20	20
	Heating below -5°C	l/min	22	22	22	22	22	22	22	22
	Hot water	l/min	28	28	28	28	28	28	28	28
Maximum piping distance to tank		m	10	10	10	10	10	10	10	10
Maximum level difference		m	5	5	5	5	5	5	5	5

Nominal capacity and nominal input tested according to EN 14511 at the following conditions:

Heating a: Ambient air temperature 7°C and leaving water temperature 35°C (A7 W35)

Heating b: Ambient air temperature 7°C and leaving water temperature 45°C (A7 W45)

Cooling: Ambient air temperature 35°C and leaving water temperature 7°C (A35 W7)

Sound pressure level measured at 1m from the unit

⁽¹⁾ Excludes aesthetic grill

