

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02099/LBC	Installation of wood burning stove	17 Birds Hill Letchworth Garden City Hertfordshire SG6 1PL

Submitted Plan Nos

Location Plan Floor Plan

1.0 Policies

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

25/01490/LBC - Removal of rear porch. Replacement of rear timber door.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Letchworth Garden City Heritage Foundation** – No comment.

Press & site notices – None required as internal works.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 17 Birds Hill, Letchworth is a Grade II listed and located in the Letchworth Conservation Area.

BIRDS HILL 1. 5255 Birds Hill Estate Nos 9 to 27 (odd) TL 2232 9/100 and 101 II GV 2. 1906 by B Parker and R Unwin. Two terrace blocks designed for the Garden City Tenants Limited. Mostly one window each with irregular frontages varied by arrangements of large and small dormers and gables. Tiled roofs with brick stacks. Roughcast walls. Mullioned casement windows with tile labels and glazing bars. Recessed entrances with arched doorways.

5.2 **Proposal**

5.2.1 The application is described as: ***Installation of woodburning stove.***

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Letchworth Conservation Area..

5.3.2 **Impact on Listed Building**

- 5.3.3 The existing fireplace is not original to the property and therefore not considered as historic fabric of significance.
- 5.3.4 The work proposed would seek to reopen the fireplace back to the original builders opening and this is a positive intervention.
- 5.3.5 If original lintel has been removed the installation of a concrete lintel and make good plaster the face of the chimney breast is accepted.
- 5.3.6 Other works described to facilitate the installation of the wood burning stove internally are considered supportable as it would not see the loss of historic fabric of significance.
- 5.3.7 The fitting of a pot and hanging cowl as submitted onto the unused chimney pots is supported as this again does not see the loss of historic fabric.

5.3.8 **Impact on Letchworth Conservation Area**

None as the majority of the work is internal. The installation of the pot and hanging cowl will need to the loss of existing chimney stacks nor pots.

5.4 **Alternative Options**

- 5.4.1 None.

5.5 **Pre-Commencement Conditions**

- 5.5.1 Nonapplicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not on this occasion cause harm to the listed building's special character or harm the character or appearance of the Letchworth Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

- 6.1 I recommend 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2025	