

From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 10 December 2024 16:37:14 UTC+00:00
To: "Melissa Tyler" <Melissa.Tyler@north-herts.gov.uk>
Subject: 2 x DOC's @ Former Hsbc Bank , Station Place, Letchworth Garden City
Importance: High

Hi Melissa,

There are several matters here that need to be addressed.

Point 1

In my comments dated 16/08/2024 I state at 1.2 that *'I raise NO OBJECTION on the basis that the scheme satisfies Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990, the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031'*. I referred to Section 66(1) in terms of the development potentially affecting the setting of listed buildings nearby but to be honest these are some distance away.



Point 2

At 4.0 of my report re: suggested conditions my reason for Condition 2 is wrongly worded and should have read as ***"To ensure that special regard is paid to protecting the special character of Letchworth Conservation Area under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031"***.

Point 3

Whilst the wording below is taken directly from the decision notice, this condition does not appear in Uniform – something has gone wrong here !!!

2. Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

So, moving on to the two conditions for which Conservation has been consulted, please see below.

24/02701/DOC – Details of Condition : Details reserved by Condition 2 (External appearance) of planning permission reference 24/01279/FP granted on 03.09.2024.

Condition 2: Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, the means of access thereto and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

Applicant response: There are no changes proposed to the external appearances of the property including landscaping other than what has been provided on the accompanying plans to the application. The means of access, siting and design remain unchanged with the exception of the new dormer additions which are detailed in condition 3 and roof lights. This condition type appears to relate to a reserved matters application whereas full planning permission has been granted. For this reason we are unclear on what further information is required to be submitted beyond the application drawings and supporting information contained with the original application. We have also sought clarification from the councils duty planning officer who considers there may be a clerical error in entering this condition. Please kindly clarify if required or otherwise confirm no further action is required.

My response: No need for Conservation comment.

24/02762/DOC - Details of Condition : Details reserved by Condition 3 (Dormer windows) of planning permission reference 24/01279/FP granted on 03.09.2024.

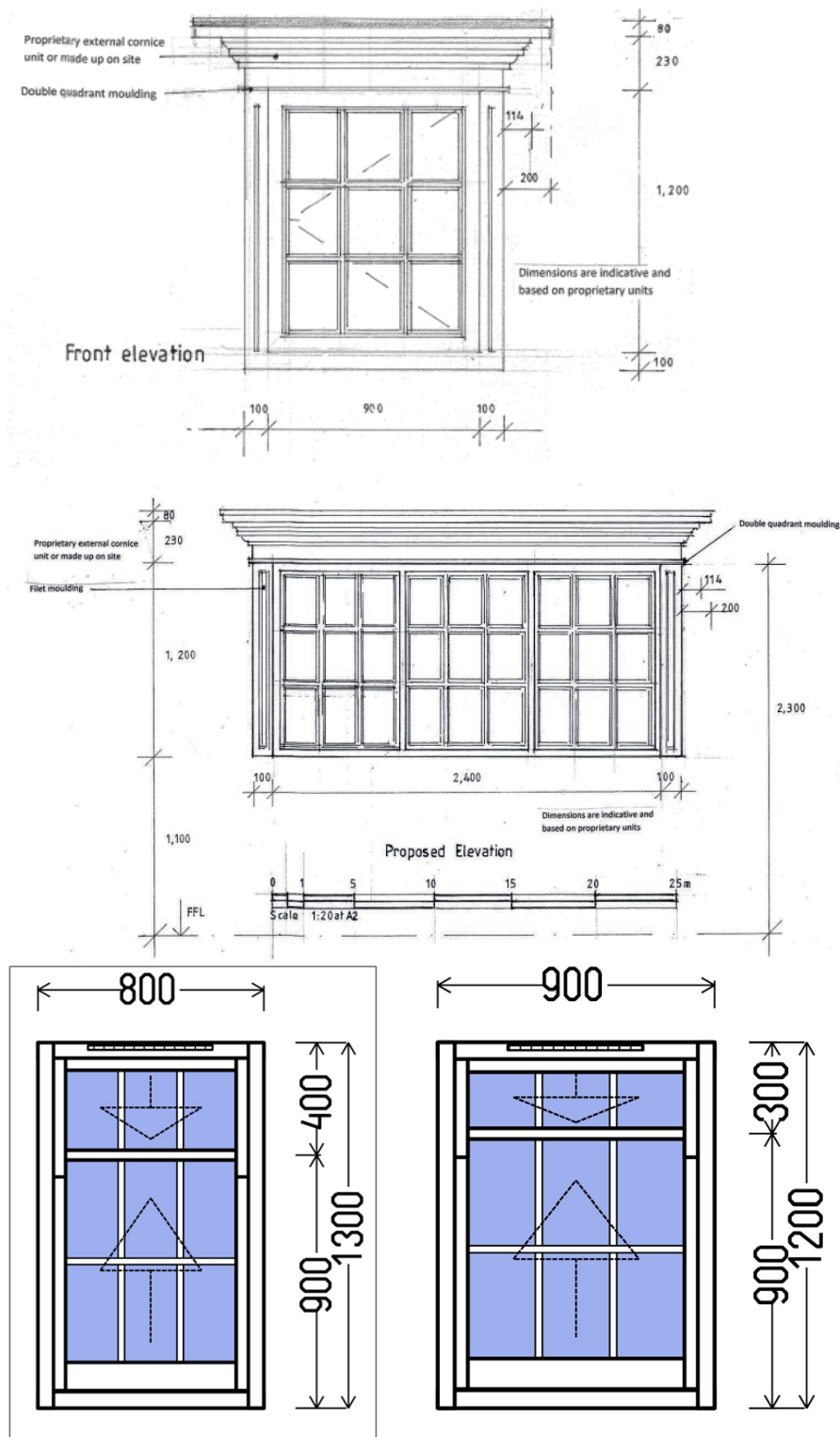
Condition 3: Full metric scale details of the 3no. front and 1no. rear dormer windows including window joinery and a 1:1 section detail of the glazing system including the glazing bar profile, shall be submitted to, and approved in writing by the Local Planning Authority prior to the formation of the dormers. Thereafter, the dormers shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Applicant response: Please find enclosed design details for the new 3 x front dormers and 1 x rear dormer including window joinery prepared by specialist conservation and heritage Architect

Richard Measures of Measures Scarfe Architects. Drawing ref: 924:1186/PL100 and 924:1186/PL101. Please note the building is not designated grade II listed.

My response: The elevation details on drawing nos. 924:1186/PL100 & 924:1186/PL100 appear to be generally acceptable and broadly like those flat-roof dormers at Lyall Chambers (below right). It is disappointing that the detailing of the glazing gars is not provided at 1:1 scale and this should be requested and which will also show the intended glazing system.



I note that the applicant has approached various window suppliers in respect to the window design and that the preferred option is shown on drawings PL100 and PL101

above. These drawings both incorporate a casement window in the dormer and the reasons for this over a traditional sash are as follows:

- The opening size of a '3 over 6' sash window would have a small effective opening. This would inhibit occupants of the upper floor flat to clean the exterior panes of the window. I presume the effects of this would need to be considered in wider context of appearance and long-term effect on building conservation/heritage if not capable of being maintained. I have enclosed a sample computer generated image of how the window sash would look.*
- The opening size would restrict 'purge ventilation' required by Building Regulations Part F, i.e. the openable area of the window is required to be at-least 1/20th of the floor area of the room. This sash window would not be provided with an adequate opening size.*
- Many of the dormers in the front elevation on buildings along Leys Avenue and Eastcheap incorporate casement windows but I do acknowledge these are on different buildings in perhaps less prominent locations along the high street.*

Whilst sash windows would be preferred in heritage terms, I note the justification for not having such windows and I also have considered that this is not a listed building. I also note that 900mm deep bottom sashes would result in disproportionately shallow upper sashes thus would have an adverse impact in terms of their appearance in the LCA. However, I am also not entirely convinced by 9-pane side hung casements.

Considering the dormers at Lyall Chambers (grade II) opposite- see below, there may be a case for pairs of leaded-light, side-hung casements and this would assist occupants of the upper floor flat to clean the exterior panes of each window. Considering the wider context and accessibility for cleaning another alternative maybe bespoke central tilt or pivot windows or failing that, top-hung windows with a restrictor stay to limit their ability to open.



Regards

Mark



Mark Simmons BA (Hons), Dip TP, MRTPI, IHBC
Senior Conservation Officer

01462 474685

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