

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00552/LBC

Single storey rear extension. Internal
and external alterations

38 Sollershott East
Letchworth Garden City
Hertfordshire
SG6 3JN

Submitted Plan Nos

01a 02a 03a 04a 05 06 PL10 PL11 PL12

1.0 Policies

1.1. **National Planning Policy Framework (2021)**

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 **Relevant Site History**

2.1. Concurrent Householder Planning Application – 25/00551/FPH.

3.0 **Representations**

3.1. **Press, Site and Neighbour Notifications** – None received.

3.2. **Parish Council / Statutory Consultees:**

LGCHF – None received.

NHC Conservation Officer – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.38 Sollershott east is a grade II listed building situated at the junction of Sotuh View and Sollershott East and is within the Letchworth Conservation Area.

4.1.2 The building is described in the Historic England list entry as:

SOLLERSHOTT EAST 1. 5255 (north side) Nos 32 to 38 (even) TL 2131 NE 11/134 II GV 2. Includes No 47 South View. 1911 by C M Crickmer. Group of 4 houses and detached house forming an interesting, angled corner treatment at the junction of Sollershott East and South View. Tudor-bethan style. Two storeys. Symmetrical facade with central, gabled gatehouse and large gabled bays on the corner of the block. Tiled roof with outer gables swept to first floor level. Brick stacks. Brick ground floor and rendered first floor. Gatehouse with brick gable with 'tumbling in' flanked by chimneys disguised as octagonal turrets. Oriel window over gate. The facade is articulated by projecting bay and turrets with hipped roofs. Mullioned casement windows with leaded lights and tile labels. Round-arched central gateway. This group was considered at the time to be one of the finest achievements of the Garden City domestic architecture and was illustrated widely, notably in C B Purdom's 'The Garden City', 1913. No 47 South View. Irregular fenestration. Tiled roofs with brick stacks. Brick ground floor and rendered first floor. Mullioned casement windows with leaded lights and tile labels.

4.2 **Proposal**

- 4.2.1 The application seeks listed building consent for the erection of a single storey rear extension together with internal and external alterations.

4.3 **Key Issues**

- 4.3.1 **The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building, and whether the proposal would preserve or enhance the character and appearance of the Letchworth Conservation Area.**

- 4.3.2 There is no heritage objection to the proposed development as the extension would be clearly legible as a later addition by virtue of the choice of design and use of materials. Internal and external alterations are considered '*de minimis*' due to the nature of the intervention. The development would sit at the lowest level on the continuum of less than substantial harm. I am therefore satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.4 **Design and Appearance**

- 4.4.1 The scale and design of the proposed extension and minor alterations proposed are considered acceptable and would not result in any significant harm to the character and appearance of the property or to that of the Letchworth Conservation Area.

4.5 **Conclusion**

- 4.5.1 It is considered that the proposal would not occasion harm to this grade II listed building or to the character or appearance of the Letchworth Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 The agent has confirmed their agreement to the pre-commencement conditions.

5.0 **Recommendation**

- 5.1 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.

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.

3. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031 and Section 16 of the NPPF 2024.

4. Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031 and Section 16 of the NPPF 2024.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 April 2025	