

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01583/FPH	Single storey side/rear extension following demolition of existing rear conservatory.	6 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX

Submitted Plan Nos

A110 Rev 1 A100 A101 A105 Rev 1 A106 Rev 1

1.0 Policies

SECN12	Achieving well-designed places
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SECN14	Meeting climate change,coastal,flooding
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SECN16 Conserve + enhance historic environment

SP9 Design and Sustainability

SP13 Historic environment

HE1 Designated heritage assets

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 **90/01028/1:** Detached dwelling, detached double garage and new vehicular and pedestrian access. **Conditional Permission.**

3.0 **Representations**

3.1 **Site Notice & Neighbour Consultation** – 1 representation in support. Including: 4 Cashio Lane (no reasons given).

3.2 **Letchworth Garden City Heritage Foundation** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling on Cashio Lane, Letchworth Garden City. The site benefits from a rear garden and front parking provision. Views of the rear garden are not visible from the street.
- 4.1.2 The site is within the Croft Lane Conservation Area, as well as the Letchworth Garden City settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey side/rear extension following demolition of existing rear conservatory.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on the Historic Environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on the Historic Environment

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Croft Lane Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to

outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.

4.3.4 The proposed single-storey extension would extend beyond the rear by 3.3m, and wrap around the side of the dwelling to infill the existing gap to the north-west. The extension would not exceed the existing building line of the north-west elevation. The extension would have a flat roof and would measure 3.25m in height. The fenestration would align with the host dwelling, and materials are to match existing. The extension would not be visible from the street.

4.3.5 I therefore consider that the scale and design of the extension would be sympathetic to the main dwelling. On account of this, and the siting of the extension to the rear, means that the proposal would not have an adverse impact on the street scene or the character of the Croft Lane Conservation Area. The proposal therefore accords with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1, D2, and HE1 of the NHLP, as well as Sections 12 and 16 of the NPPF.

Impact on Neighbours

4.3.6 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.

4.3.7 The wrap-around element would bring the rear element closer to the north-west boundary. However, as the extension would be single-storey, and would not exceed the existing building line of the north-west elevation, the proposal would not cause unacceptable overlooking, overshadowing or overbearing impacts to neighbouring properties in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

4.3.8 The proposal would not impact the existing parking arrangements on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

4.3.9 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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. 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 August 2026	