



FAO:
Planning Department,
North Hertfordshire Council

Ref: 24/01455/LBC
Date: 23/10/2024

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: 62 Ridge Road, Letchworth Garden City, Hertfordshire, SG6 1PN

Built heritage advice concerning an application concerning: replacement roof and replace 2 windows (development already carried out).

62 Ridge Road is part of a large group listing which encompasses the Birds Hill Estate, numbers 2-122 Ridge Road. The estate was pioneering in its design, and is listed in part due to this innovative layout designed by B Parker and R Unwin and built in 1906 as an early development phase of Letchworth Garden City. It features groups of terraced dwellings which feature a strong group identity due to repeated designs and materials. Although some alterations have occurred which have affected this group character, in large the estate has maintained its original and intended appearance. The application site is within the Letchworth Conservation Area, to which it, and the wider estate, makes an important contribution.

The application provides some justification for works to the roof, with documentation of the water ingress provided. However, the scale of the works and the nature of them has harmed the significance of this listed building and is not adequately justified. Where possible the existing tiles should have been retained and reused; nothing in this application suggests that this was not possible or that the roof required wholesale replacement. It may have been possible to simply repair the areas where moisture was penetrating the building (replacing slipped or damaged tiles, for example), and none of these works should have been conducted prior to gaining listed building consent.

The roof tiles which have been used are appropriate in colour and material. The execution of the works, nevertheless, lacks the detailing necessary for this building. The mortar bedding around the dormer windows is poorly executed, with a thick bed of mortar which diminishes contribution the dwelling makes to the group value of the estate. I recommend this element is not retained and reverted to a much smaller mortar profile, as per its appearance prior to the works and surrounding dwellings. The ridge tiles between the dwelling and its adjoining neighbour, number 64, also require amendment for the same reason. The rounded ridge tiles used to distinguish between the two roofs are incorrect, with a prominent profile which is not correct for the house design. Throughout the estate, roofs were designed to be continuous across terraces and semi-detached pairs; where roofs have been replaced incrementally and on individual properties ridge or marker ties have been introduced, but this has harmed the group value of this listed estate and should not be replicated. An alternative tile, removing the rounded ridge tiles, is required.



The proposed replacement windows, featuring 24mm double glazing are not considered appropriate for this listed building. A surface mounted glazing bar is also not appropriate; integral glazing bars and a slim profile double glazing are recommended.

The works as executed and proposed cause less than substantial harm to the building, through diminishment of the contribution it makes to the estate as a whole and this listed group of buildings. Sections 205 and 208 of the NPPF are relevant, as is section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There has also been a harmful effect on the Letchworth Conservation Area, due to the harmful effect the works have had on an important phase of the town's development. This should be considered under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. If the applicant is unwilling to amend the details outlined above, the local authority may wish to consider enforcement action.

Yours sincerely,

Laura Johnson

Senior Built Heritage Consultant
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter