



FAO:
Planning Department,
North Hertfordshire Council

Ref: 24/01773/FPH

Date: 23/10/2024

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: 19 Stockens Green Knebworth Hertfordshire SG3 6DQ

Built heritage advice concerning an application for: part two storey and part first floor rear extension. Single storey side extensions following demolition of existing detached garage and alterations to fenestration.

The application site is within the Stockens Green Conservation Area. Properties within the Conservation Area have a very uniform appearance, which is enhanced by the limited material palette used throughout. Windows within the Conservation Area are typically flush with the wall plane, and there are few examples of side extensions which would infill the purposeful spacing between dwellings. There is very little ornamentation on the dwellings, small gabled dormers or projecting gables to front façade are some of the few architectural features present throughout the Conservation Area.

Number 19 is a detached, corner dwelling which is positioned at an angle, so as to frame the junction between Stockens Green and Wadnall Way, it is mirrored by 17 Stocken Green on the opposite side of Wadnall Way. The building's positioning allows for views toward both number 19 and 21 from Wadnell Way. This is of particular importance as the buildings mark the entrance to the Conservation Area, which can be distinguished through the roof form of dwellings within its boundary.

There are limited examples of rear, two storey extensions which have taken place in the Conservation Area; those that are present vary in their success at adequately referencing the host dwelling and the character of the Conservation Area. The rear proposed extension at number 19 will feature a double pitch and extend across the full width of the dwelling, greatly increasing its mass. This will notably alter the building's side elevations, blocking views toward number 21 from Wadnell Way and removing the sky gap between these dwellings.

Although the design of the rear extension takes appropriate cues from the character of the Conservation Area, featuring a double pitch as per semi-detached pairs on Stockens Green, the proposed massing and resultant effect on views toward the Conservation Area, is considered harmful to the Conservation Area. Reduction in the size of the two-storey extension, including a reduction in its ridge height, may address this concern. Other two-storey extensions within the Conservation Area have a notable set down between the ridge height of the extension from the ridge of the host dwelling, and this would be beneficial in this design to minimise its mass. Number 11 is an example of a successful rear extension, which is only a single bay and has less intervention to the original roof



form of the dwelling, which is the same as that at number 19. The extension at number 11 Stockens Green was granted in 2017, under reference 17/00691/1HH.

The proposed side extension, with its flat roof and bay window design, is also harmful to the Conservation Area as it will reduce the gap between the dwelling and the plot boundary, as well as introduce an incongruous window type, detracting from the flat elevational treatment of the dwelling which is typical of the Conservation Area's character. The fascia board to the side extension is also inappropriate, with the cornicing's profile at odds with the Arts and Crafts character of the dwelling.

Connecting the garage to the dwelling is acceptable in principle as there is a precedent for such extensions within the Conservation Area, however there is scope to improve the proposed design. I recommend the overlap of the faux roof is omitted from the scheme, with the forward projecting element of the garage ideally removed entirely, to push the street facing wall of the garage behind the line of the building's front elevation.

As submitted, the proposals will cause less than substantial harm to the significance of Stockens Green Conservation Area due to the reasons outlined above. A redesign of the proposals is required to create a design which would have no impact upon the Conservation Area, and I recommend the applicant seeks pre-application advice from the local authority should they wish to discuss any points raised.

When determining this application, the local authority should consider sections 205 and 208 of the NPPF. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also applicable.

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