

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02412/LBC	Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Internal works (revision of previously approved Listed Building Consent 24/01976/LBC granted 06.11.2024)	5 Croft Lane Letchworth Garden City Hertfordshire SG6 1AS

Submitted Plan Nos

1901-SD-100 1901-SD-101 1901-SD-102 1901-SD-103 1901-PD-301 Rev B 1901-PD-302 Rev B 1901-PD-306 Rev B 1901-PD-307 Rev B

1.0 Policies

HE1 Designated heritage assets

2.0 **Site History**

2.1 23/01328/FPH.
Withdrawn

2.2 24/01976/LBC:

3.0 **Representations**

3.1 Letchworth Heritage Foundation : No response

3.2 Site Notice / Neighbours: No responses

3.3 Conservation officer: Raises no objections

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached cottage located on the north side of Croft lane. The property is Grade II listed and the site is within the Croft Lane Conservation Area

4.2 **Proposal**

4.2.1 Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Internal works (revision of previously approved Listed Building Consent 24/01976/LBC granted 06.11.2024)

4.2.2 Essentially this is a similar scheme to that which already has listed building consent (see history above). The changes are mainly that the rear extension is shorter, there is more glazing area and there is a wider link to the rear extension with a flat roof rather than a pitched roof link. There are no significant changes to the two storey side extension previously granted permission.

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 The proposed side extension is set back slightly from the front main wall and has a lower ridgeline than the existing main dwelling. The side extension continues the main

gabled roof form of the dwelling and has a lower eaves line as viewed from the front driveway. As such it will have a subordinate appearance to the main house. The materials for the side extension echo the existing flank wall – i.e. weatherboard. The proposed garage doors would maintain a traditional appearance to the front of the dwelling.

- 4.3.3 The side projection is relatively modest at 2.6m leaving a gap of 1.2 m for pedestrian access to the side of the house. The gap before the boundary will allow trees along the boundary in the neighbours garden to remain largely unaffected.
- 4.3.4 The proposed rear extension is linked to the main house by a narrow corridor and its form and materials give it the appearance of an outbuilding that would have been traditionally associated with a small cottage. It also presents a subservient relationship to the main dwelling. The solar roof panels blend in with the black painted galvanised corrugated sheeting.
- 4.3.5 The rear extensions have been designed and revised to remain within Letchworth Heritage Foundation Design Principals. The main two storey element has a ridge set down from the main ridge of the house and a narrow projection with matching weatherboarding and painted joinery. All of these features are sympathetic to the design and setting of the main house.
- 4.3.6 It is noted that the adjoining listed cottage has been extended with a two storey side and rear extension and rear conservatory. These extensions from the original form and footprint of the pair of listed cottages sets a precedent and the proposed extensions to No. 5 would result in a rebalancing of the scale, form and footprint of the pair in my view.
- 4.3.7 The proposed garden store is located in the rear garden in a discreet location and as is the proposed cycle store in the front garden. The modest size of these outbuildings and their simple roof design and traditional materials are acceptable in this Conservation Area location. Brick paver for the rear hardstanding is an appropriate material in this Conservation Area setting.

4.3.8 Impact on heritage assets

- 4.3.9 The heritage assets affected are the house itself as Grade II building and the Croft lane Conservation Area. The Conservation has provided detailed comments including the following:

'Previously I took the view that by reason of the amount of floor place proposed, particularly the rear gabled projection with additional rectangular bay to form the kitchen/dining space and the extent of opening-up works to facilitate the enlarged living room, the previous scheme would occasion less than substantial harm to the overall external form as well as the internal plan form of this pair of grade II listed cottage and will result in the loss historic fabric. The previous scheme would dominate and compromise the small-scale nature and plan form of the building particularly when viewed from the rear garden.'

The owner/architect has worked to address these concerns and what is now presented is a more modest linked rear addition with a third bedroom now achieved downstairs.

Although the materials (black corrugated steel roof and walls) proposed for the single-storey addition are different to the rendered parts of the host building, the finish would complement the weatherboarding proposed for the side addition.

This is considered to be a much-improved proposal that respects more fully the cottages special character when compared with the previous submission. The only further question I raise is that of the garage doors and how the kitchen is presented onto the driveway when the doors are open as indicated in the plan extract below.

Having spoken with the owner/architect I understand that the 'garage' doors will be manufactured to a spec consistent with an external wall insulated finish and that there will be no glazed screen or other device between the doors and the kitchen. I am satisfied that this detail is acceptable.'

As noted below, there are some changes to the side and rear elevations and whilst the amount of glazing is increased and the rear extension shortened, the scheme is still considered acceptable in design terms and will not harm the listed building's special character

4.3.10 I would concur with the views of the Conservation officer. The proposals as now presented and revised would not harm the special historic character of the listed building or the setting of the Conservation area and therefore can now be supported.

4.3.11 Landscaping and impact on CA

4.3.12 Some hedgerow would be removed alongside No. 3 (see plans). Its loss would have no material impact on the setting of the Conservation Area. Trees at the front of the site and side hedgerow would screen the small store from any public views.

4.3.13 Archaeological sssets

The proposals are partly on the footprint of the detached garage and driveway. It is likely that the ground has been previously disturbed and in any event the area is not of any significant sensitivity in archaeological terms. There would be no requirement for an archaeological condition in my view.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable

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/samples of the clay tiles for the side extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof shall be covered 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Joinery section details for the windows on the side elevation of the two-storey extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the windows shall be manufactured 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. All new rainwater goods shall be black metal or cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. The opening between the dining room and kitchen shall be formed as per the image at page 6 of the submitted Heritage, Design and Access Statement which

includes green-painted glazed doors with an exposed timber lintel above, unless otherwise agreed and approved in writing by the Local Planning Authority.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 December 2025	