

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02411/FPH	Two storey side extension and single storey rear extension following demolition of existing garage. Installation of freestanding ASHP and erection of shed in rear garden (revision of previously approved planning permission 24/01975/FPH granted 06.11.2024)	5 Croft Lane Letchworth Garden City Hertfordshire SG6 1AS

Submitted Plan Nos

1901/SD/101 1901/SD/100 1901/SD/102 1901/SD/106 1901/PD/301 Rev B 1901/PD/302 Rev B
1901/PD/306 Rev B 1901/PD/307 Rev B

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

HE4 Archaeology

2.0 **Site History**

2.1 23/01328/FPH.
Withdrawn

2.2 24/02411/FPH: Two-storey side and single-storey rear extension (incorporating black solar panels to single-storey roof) following demolition of existing detached garage. Detached garden store (as amended by plan nos. 301A, 302A & 306A received 21st October 2024). Granted

3.0 **Representations**

3.1 Letchworth Heritage Foundation : No response

3.2 Site Notice / Neighbours: No responses

3.3 Conservation officer: Raises no objections

3.4 NHDC Environmental Health: Advise no objections to the proposals subject to the log burning stove flue being installed in accordance with Building Regulation approval on Approved Document J.

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 extension and single storey rear extension following demolition of existing garage. Installation of freestanding ASHP and erection of shed in rear garden (revision of previously approved planning permission 24/01975/FPH granted 06.11.2024)
- 4.2.2 Essentially this is a similar scheme to that which already has planning permission (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 Impact on neighbouring property

- 4.3.12 The proposed extensions would be well screened from No. 3 Croft Lane by existing vegetation and the fact that the rear extension is 1 metre shorter than the approved scheme is of additional benefit.

The rear extension would have little impact on No. 7 being set well away from the common boundary and by being single storey. There is also a tall hedge along this boundary (see DAS). As such the development would comply with Policy D3 of the Local Plan.

4.3.13 Landscaping and CA impact

4.3.14 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.

4.3.15 Archaeology

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.

4.3.16 Biodiversity

4.3.17 This householder application is exempt from the need to comply with BNG legislation.

4.3.18 Car parking

Parking for at least two cars would remain providing sufficient parking for the needs of the extended dwelling.

4.3.19 Climate change

4.3.20 This small scale proposal would have no material impact on local climate change in my view.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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