John Guest. Architectural Design.
Gibson House.
Market Hill.
Saffron Walden.
CB10 1HQ.

Richard Tiffin.
Area Planning Officer.
North Herts District Council.
Gernon Road.
Letchworth.
Herts. SG6 3JT.

April. 23rd 2018.

Dear. Richard.

The Firs. Therfield. Royston. Herts. SG8 9QB. 18/ 00715/FPH

Thank you for sending over the drawing relating to the historic application for a two storey extension and subsequent refusal, this has been very helpful for me to understand the reasons for the refusal. The application in 2003 was for a full height two storey extension projecting approximately 4.2m from the historic rear wall of the building and approximately 4.9m wide with the ridge and eaves heights only very slightly lower that the existing. The hipped roof does reduce the impact of the roof height but overall the extension is overbearing and dominates the existing cottage.

When looking at alternative designs for this current application we have taken into account that the property is within the conservation area, and the importance of historic buildings that contribute to this.

A subsequent planning application in 2004 was granted for a single storey addition to the rear with a continuation of the existing roof pitch. With our current proposal we hope to increase the first floor accommodation on top of the existing footprint.

The design of the first floor element is subordinate to the host dwelling with ridge and eaves heights being considerably lower that the existing. The design does not dominate the existing cottage and the rear elevation relates well to the garden. We propose to use materials for the external elevations that blend and relate to the existing cottage.

I feel that the scheme submitted does overcome the reasons for the previous refusal in terms of mass, dominance and overlooking.

I understand that there is local support for this application and hope that you might also support it.

Yours sincerely

John Guest.