

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01490/LBC

Removal of rear porch. Replacement of
rear timber door

17 Birds Hill
Letchworth Garden City
Hertfordshire
SG6 1PL

Submitted Plan Nos

Location plan Existing and proposed elevations

1.0 Policies

HE1

Designated heritage assets

SECN16

Conserve + enhance historic environment

2.0 **Site History**

2.1 No recent history recorded.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **LCHF** – No objections.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 17 Birds Hill is a Grade II listed building forming part of the Birds Hill Estate Nos 9-27 (odd). The building is located within the Letchworth conservation area and is considered to be These are two terraced blocks designed for the Garden City Tenants Limited. The link to the list entry is copied below.

[9-27, BIRDS HILL, Non Civil Parish - 1102020 | Historic England](#)

5.2 **Proposal**

5.2.1 The application is described as:

Removal of rear porch. Replacement of rear timber door

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Letchworth Conservation Area.

5.3.2 Impact on the listed building

The existing rear porch is not original to the rear elevation of this property and therefore is not considered to be historic fabric of significance.

There removal of this addition will allow the original rear elevation to be legible, and this is welcomed.

There are no objections to this part of the application as it considered to cause no harm to the significance of the listed building.

The replacement of the existing rear door which is a partially glazed with a timber door is considered acceptable. The applicant has sent in three options which are all timber but varying in style. From original drawings submitted with the application the rear door would have been solid and similar to option 3 submitted and this is the preferred option. The applicant has requested a timber door in a stable style that would allow light into the kitchen. This would not be the preferred option but given that the application sees the removal of an unsympathetic rear porch which is considered to be a heritage gain on this occasion this option would be supportable subject to detail and condition.

5.4 **Alternative Options**

5.4.1 None.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Letchworth Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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. Notwithstanding the submitted rear elevation plans. The new rear door shall match as closely as possible option 2c (six pane timber stable door) received on 19 August 2025 unless otherwise agreed and approved in writing by the local planning authority.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 October 2025	