

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02232/FPH & 25/02233/LBC
CASE OFFICER:	WT
APPLICATION SITE:	221 Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4TU
DESCRIPTION OF WORKS:	Two storey side/rear extension, raise existing roof ridge height of main dwelling and existing garage and replace existing tiles and fascia boards, alterations to existing fenestration to include insertion of rooflights to existing side and additional rear roofslopes, following demolition of modern single storey element. Erection of detached garden office. Two storey side/rear extension, raise existing roof ridge height of main dwelling and existing garage and replace existing tiles and fascia boards, alterations to existing fenestration to include insertion of rooflights to existing side and additional rear roofslopes, following demolition of modern single storey element. Erection of detached garden office. Internal alterations.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

There are both positives: i) no loss of historic fabric, ii) generally good design, iii) removal of flat roof and iv) change of roof tiles) and negatives (increased built form resulting in further departure away from modest award-winning cottage form).

Impact on character and appearance of the conservation area –

Limited impact upon character and appearance as works are to side and rear.

Harm, preserve or enhance.

There is a case to say that the cottage's original character will be eroded by the extension and that there would be a small amount of less than substantial harm. However, if the view is taken that the positives above outweigh the negatives then it may be argued that the proposal would neither harm or enhance the listed building's special character or the character or appearance of the LCA.

SITE CONTEXT:

221 Icknield Way is grade II listed and is in the Letchworth Conservation Area (LCA). The building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF). The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1101991?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

The key heritage issues are to consider the impact of the proposal upon:

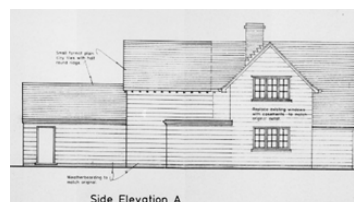
- The special character of this listed building,
- The character and appearance of the Letchworth Conservation Area.

The first point to note is that the detached garden office does not require listed building consent, therefore, not only should this be omitted from the description on ref: 25/02233/LBC but drawing no. 2506/PD/204A Proposed Garden Office should be omitted from this application's suite of plans. On 7 July, I commented under ref: 25/01507/PREH.

When constructed in 1905, this Class 1 Cheap Cottage award winner was a relatively small, compact, and well-proportioned two-bed property. At some point pre-1992 a large and somewhat incongruous conservatory was added (1992 existing elevation below).



Under refs: 92/01158/1 & 92/01325/1LB the following was granted (see below): 'Two storey side and rear extensions, integral garage and 2 rooflights following demolition of existing conservatory and garage (As amended by plans received on 13th January 1993)' and which significantly elongated the building. Apart from the property currently having concrete tiles (plain tiles were mentioned on the 1992 applications), the extension works could be said to be relatively sympathetic to the host building.



However, when considering the above scheme, the case officer reported the conservation officer's views in letter dated 6 January 1993 in which it says.

"I can confirm that the design and size of the extension is as discussed and is about the maximum which this building can accept while retaining its character as an original small cottage"

The current proposal will in part, replace the single-storey, felt, flat roof section above with a side gable form with a catslide roof section extending rearward. As stated in the Heritage, Design and Access Statement (RIBA STAGE 2 – CONCEPT STAGE):

"....a two-storey extension to the rear of the property is proposed. This is to replace a modern late C20th extension to the house, which currently has a felt roof and is not in keeping with the materials and style of the existing cottage. There have also been modern alterations to the roof tiles on the cottage. The house currently has concrete roof tiles which are proposed to be replaced with new clay plain tiles, which is more in keeping with the original style of the cottage.

The proposed extension has been designed in a way that is similar to the existing cottage. It is proposed that there is an additional gable to the rear of the property, matching the original, however stepping back to be subservient to the existing. This will feature black stained timber

weatherboarding to match the existing, with plain tiles, and timber windows. The extension features a cat slide roof, extending down to the kitchen. It is proposed that the existing glazed doors to the kitchen will be refurbished and reused.

The clients are keen to better insulate the extension and existing property. This will be achieved by insulating the existing timber suspended floor to the kitchen and installing underfloor heating and removing the existing floor to the playroom and replaced with insulated limecrete floor with underfloor heating. This will raise the floor level by approximately 120mm, however this is a modern element and will have no impact on any historical fabric. In addition to these thermal upgrades, it is proposed that the existing external walls to the kitchen and the playroom will be insulated internally with wood fibre insulation.

As the roof tiles are proposed to be replaced, the opportunity will be taken to insulate over the rafters, therefore, raising the roof height by approximately 150mm. It is proposed that the rafters are built up above the existing so suit the new tile level. On the gable ends, a new angled fascia board is proposed to suit the new tile level....

The extension which is proposed has been designed in a way that is sympathetic to the original cottage. The new bedroom has been located within the extension, with the opening in the modern fabric of the property, so there is minimal impact on the historic fabric. It is proposed that there is a new conservation style rooflight which is in keeping with the style of the property and is located to the rear to reduce the visual impact. It is proposed that there are two new conservation style egress access rooflights to replace the modern rooflight to Bedroom 2. These rooflights will be in a style which are more suitable to the style of the cottage than the existing rooflight. The additional rooflight to this bedroom will allow ventilation to the bedroom, which has been an issue for the clients, particularly during warm weather.

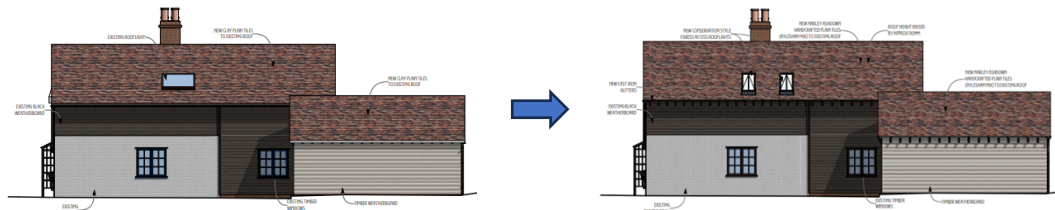
New aluminium/timber sliding doors are proposed for the garage/playroom to open up the space into the garden, this is a modern addition to the house, therefore, only affecting modern material. The doors will be in a style which is in keeping with the property.

It is also proposed that there is a new garden office, located at the end of the garden. This has been designed with the Letchworth Garden City Heritage Foundation design guidance in mind. Proposed materials include black stained timber weatherboard, plain tiles, and timber windows to match the cottage."



Due to the narrowness of the plot, the site does not readily lend itself to sideways additions which ensures that the front and rear built forms remain like that of the original cottage. At pre-app, no change was proposed to the South West Elevation other than roof material, however, there is now a slight change from the existing large roof light to a pair

of conservation roof lights. The focus is really on the impact upon the North East Elevation.



Although it is evident that a second two-storey extension will further transform what was modest dwelling into a larger family home, the proposed extension is sensitively handled and uses the previous extension to provide the opening at first floor. The change in roof material will be a significant improvement. The current first-floor side window serves a bathroom and is in the original part of the property. The question is (and I accept this is more of a planning matter) is whether an additional first-floor side window is acceptable from an overlooking point of view. At pre-app I asked whether the casements would need to have restricted opening and obscure glazing (which may be slightly odd for a bedroom)?

It is also proposed that there is a new garden office, located at the end of the garden. It is noted that this has been designed with the Letchworth Garden City Heritage Foundation design guidance in mind. Proposed materials include black stained timber weatherboard, plain tiles, and timber windows to match the cottage and in my opinion, is unobjectionable.



Suggested conditions (FPH)

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

3. The roof of the garden room hereby approved shall be undertaken using Marley Ashdown Handcrafted Plain Tiles (Aylesham Mix) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of 221 Icknield Way under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Suggested conditions (LBC)

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 re-roofing of 221 Icknield Way together with the roof covering for the extension hereby approved shall be undertaken using Marley Ashdown Handcrafted Plain Tiles (Aylesham Mix) 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. All new windows shall be manufactured in timber and shall receive flush casements 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 this 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 at a metric scale and including a 1:1 section of the glazing system and glazing bars for the new windows and the sliding doors on the North East Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to manufacture. Thereafter the new windows and doors shall be installed 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 this 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. The new gutters and the replacement of the existing Upvc soil stack shall be undertaken in cast-iron as stated in the submitted Heritage, Design and Access Statement, 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) – LBC only, 66(1) – FPH only and 72(1) – LBC and FPH

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** *(sympathetic to local character and history, including the surrounding built environment),*
- **207** *(local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)*
- **210** *(desirability of new development making a positive contribution to local character and distinctiveness),*
- **212** *(great weight should be given to the asset's conservation),*
- **213** *(clear and convincing justification), and*
- **215** *(harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).*

CONCLUSION:

Although I was somewhat hesitant in supporting a further two-storey addition to this building, the proposal would see a flat-roof addition removed and concrete tiles replaced. The key difference between existing and proposed is the new space created at first floor.

This is very much an on-balance view, and I conclude that I find this proposal

UNOBJECTIONABLE.

OFFICER: Mark Simmons

DATE: 07/10/2025