

310A Norton Way South
Letchworth
Herts
SG6 1SX

North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

31st March 2026

Dear Sir/Madam,

Please find attached my application for planning permission to replace an existing shed at the bottom of my garden with an outbuilding (garden room). I am making this application since my home is situated in the Letchworth Garden City conservation area and the new outbuilding will be within 2.5m of the end boundary of our garden. However, the land beyond the end of our garden is part of Pixmore School grounds that has been left as a wild area and therefore I consider that putting up this outbuilding will have no impact on them.

My neighbours on each side of me both have a long garden as we do and will not be impacted by the erection of the new outbuilding at the bottom of the garden in terms of light or being overlooked. Robert Humbert House is at the bottom of my next-door neighbour's garden and is the closest building to where the new outbuilding would be, however as you will see from the photographs of the bottom of the garden and my existing delapidated shed, there is significant shrubbery and green cover so that a larger outbuilding will not significantly impact their view, privacy or access to light either.

In replacing my old cedar shed with an oak framed garden room I believe I am adding a decorative and long-lasting feature and amenity to the house and garden that will be used largely as a storage space for garden and patio equipment used in a garden of the size we have.

I have completed the North Herts Council validation checklist and included it in my application under the 'Supporting Documents' section of the planning portal application structure. In the validation checklist I have ticked the box for 'Biodiversity Net Gain Exemption' on the basis that this is a 'Householder Application' as defined within article 2(1) of the Town and Country Planning Order 2015 and is therefore exempt from biodiversity net gain requirements.

I am also making an application in parallel to this to the Letchworth Heritage Foundation as required by their rules.

Yours Faithfully

Tim Bangs