NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

DECISION NOTICE

Correspondence Address:
AART Architecture
10 Croft Lane
Letchworth Garden City
Hertfordshire
SG6 1AP

Applicant:
Mr P Blackmore

Application:	18/00185/LBC
Proposal:	Single storey side extension incorporating new bay window and removal of part of east facing wall and two windows at ground floor to facilitate enlargement of kitchen. Installation of roof light in east elevation. Internal alterations. studio/drawing room and reinstatement of rooflight in East elevation roof slope. Minor alterations to area inside entrance. Internal insulation to studio/drawing room walls, floor and vaulted ceiling.
Location:	Spring Wood, Spring Road, Letchworth Garden City, Hertfordshire, SG6 3PR,
Approved Plan Nos:	Loc Plan; 01a; 02; 03; 04b; 05b; 06

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and

proposed by you in your application received with sufficient particulars on 20 February 2018.

The consent is subject to the following conditions:

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 existing 5-light, single-glazed, leaded-light window and the outer sections of the 3-light, single-glazed, leaded-light window to the existing kitchen, shall be salvaged and reused in the formation of the new bay window unless otherwise agreed and approved in writing by the Local Planning Authority. In the event that a wholly new window is proposed to this bay then a convincing justification for the loss of the original windows together with details of the new window (including ironmongery and type of glazing), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the installation of the bay window.

   Reason: To safeguard the listed building's special character.

3. Notwithstanding the annotation on drawing no.5b that the roof to the bay window will be 'lead coloured pvc / resin single layer' with 'GRP rolls', the roof shall be covered in lead using wood rolls as set out on amended drawing no.4b unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

4. As stated on approved drawing no.3, in the event that the garage door is unable to be repaired, the new garage door shall match the existing door unless otherwise agreed and approved in writing by the Local Planning Authority. If, however, the door design is proposed to be changed in either appearance or method of opening these details shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the works herby consented.

   Reason: To safeguard the listed building's special character.

5. All new rainwater goods shall be black cast-iron effect as stated on drawing no.5b unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the listed building's special character.

6. Details of the drainage run and mechanical extraction for the proposed ensuite to bedroom 1 shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To safeguard the listed building's special character.

Signed:



Development & Conservation Manager

Date: 9 May 2018

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

NOTES

1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**

2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.

3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-

application

4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

5 Under the provisions of section 8(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, demolition of a building or part of a building that is listed by the Secretary of State as being of Special Architectural or Historic Interest may not be undertaken until notice of the intention has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

6 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.