

Assessments of Significance

For applications for Planning Permission, Listed Building Consent, Conservation Area Consent and Advertisement Consent affecting Heritage Assets*.

This form and accompanying guidance intended to help applicants for Planning Permission, Listed Building Consent and Advertisement Consent for proposals that affect a Heritage Asset to undertake an assessment of the significance** of a site and/or building. Not all sections will be relevant to every proposal but where they are, they should be completed to a level of detail appropriate to the importance of the heritage asset and enough to demonstrate the potential impact of the proposal on its significance.

*The term Heritage Asset is defined in Annex 2 to the National Planning Policy Framework 2012 (NPPF) as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

**Significance is the value of a heritage asset to this and future generations because of its heritage interest, whether that be archaeological, architectural or historic. Significance derives not only from an asset’s physical presence, but also from its setting.

This form is only intended to be a starting-point for an assessment of significance, and should be accompanied by additional reports, studies, historic information, photographs and any other information where relevant.

The information required is proportionate to what the proposal involves. For minor changes the information can be as little as a short paragraph and can be included instead as part of a Design and Access Statement. For larger proposals affecting more significant heritage assets, such as a housing development affecting a conservation area, alterations to a Grade I or II* Listed Building or development affecting a Scheduled Ancient Monument or Historic Park and Garden, more research and detailed explanation will be needed.

Please note: applications cannot be validated and processed where the extent of the impact of the proposal on the significance of any heritage assets affected cannot be adequately understood from the application and supporting documents.

Site Description

Identify the Listed Building, Conservation Area, Scheduled Ancient Monument etc. that will be affected by the proposal and describe in detail that part affected by the proposal. Photographs/maps/plans can be helpful for illustration purposes. An Ordnance Survey based site plan is a statutory requirement for all applications.

21 Lytton Avenue (the proposal site) lies within the Grade II Listed group of 19-25 Lytton Avenue. It is also within the Letchworth Conservation Area.

The proposal is for the replacement of two uPVC windows at the rear, one at first floor and one at ground floor.



Photos of rear of 21 Lytton Avenue, highlighting uPVC windows to be replaced.

Historic Significance

Explain the historic significance of the site/building/structure/place and its setting, i.e. its age and history, its development over time, the strength of its tie to a particular architectural/historic period, its layout, internal features of special interest, links to history such as an important architect or landscape designer or owner, or more local associations, where relevant. Photographs/maps/plans can be used to illustrate.

Lytton Avenue lies close to the centre of Letchworth and was built during the earliest phase of development at the Garden City. It is surrounded by other traditional Garden City residential streets. 19-25 Lytton Avenue was designed by notable local architect C.M. Crickmer and was built in 1907. It is a terrace based on vernacular cottage types and was exhibited in the 1907 Urban Cottages exhibition.

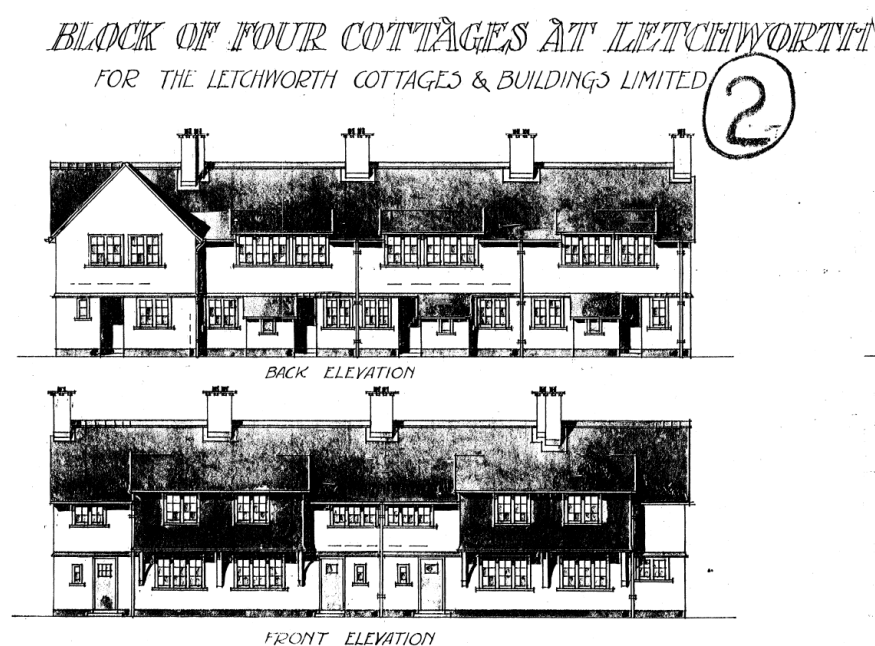
Architectural and Artistic Significance

Explain the design and general aesthetics of the site/building/structure/place, e.g., its architectural/design period, its elevations, roofscape, phases of development, value of fabric, materials, special features of interest, (e.g. chimneys, staircase, fireplaces, garden buildings), legibility of form, design and detailing, its importance in its village, town or landscape context, including its setting, long views and legibility of the site, where relevant.

Photographs/plans/maps can be used to illustrate.

The terrace is two storeys, primarily with a roughcast rendered façade (painted white) and with distinctive tile-hung first floor bays at the front elevation. All original timber doors remain, and the majority of windows at the front elevation are original timber casements. The rear elevation is less intact; although some original timber casements remain, several have been replaced by uPVC casements, and several rear doors have also been replaced.

To the rear of 21 Lytton Avenue, the first-floor right-hand window has been replaced with a uPVC casement, as has the ground floor right-hand window. These windows are of an inappropriate material, and also have internal glazing bars and unequal sight lines; therefore detracting from the traditional appearance of the property.



1907 drawing by C.M. Crickmer of 19-25 Lytton Avenue

Impact of Proposals

Explain how the proposed development would impact on the significance of the site/building/structure/place.

The original windows were removed and replaced with uPVC at an unknown date. It is proposed to reinstate appropriate windows in these locations. The proposed timber casement windows will match the existing original windows elsewhere at the property, in terms of design, style and

proportions. The proposed development will therefore have a beneficial impact on the property and on the listed group, which will enhance its significance.