

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02292/LBC	Two storey rear extension with solar roof panels, following demolition of existing conservatory, existing single storey rear extension and two rear dormer windows, and internal alterations.	2 Eastholm Letchworth Garden City Hertfordshire SG6 4TN

Submitted Plan Nos

3866 01B 3866 02 3866 04B 3866 05B

1.0 Policies

2.0 **Relevant Site History**

2.1 Concurrent Householder Planning Application – 23/02326/FPH

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** – Objection.

Nos. 1 and 2 Eastholm are a grade II listed pair of semi-detached houses with an angled footprint occupying a prominent corner position at the entrance to Eastholm. The significance of this pairing is in part attributed to them being architecturally designed by B Parker and R Unwin in 1906. The proposal would result in the loss of fabric including two rear dormer windows, a ground floor rear window and a catslide rear projection. By reason of its height, width, depth, mass and overall impact upon the splayed built form, the extension would occasion harm to the special character of both nos.1 and 2 Eastholm and also harm the special character of the Letchworth Conservation Area. The extension would fail to satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both applications) of the Planning (LB & CA) Act 1990 and will not accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

3.3 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1.1 **Site and Surroundings**

4.1.2 83 High Street is a Grade II listed building on the corner of the High Street and Pinnocks Close within a residential part of Baldock. The dwelling does not have a front garden and fronts directly on the high street. The side elevation similarly fronts onto Pinnocks Close. Alterations to the rear of the property are therefore highly visible from the highway.

4.2 **Proposal**

4.2.1 Two storey rear extension with solar roof panels, following demolition of existing conservatory, existing single storey rear extension and two rear dormer windows. Internal alterations.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

- 4.4.1 The proposed two storey rear extension would result in the creation of an unsympathetic extension in both pitch and scale which would be detrimental to the character of the listed building. This addition is not considered to further enhance or reveal the significance of the listed building.

4.5 **Conclusion**

- 4.5.1 The proposal would fail to preserve the architectural and/or historic interest of the Grade II Listed Building and would fail to preserve the character and/or appearance of the Letchworth Conservation Area contrary to Sections 16(2) and 72(1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011- 2031.

4.6 **Alternative Options**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 **OBJECTION** on the basis that the scheme will not satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF 2021 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5.1.1 **Conclusion**

- 5.1 The proposed development is considered to result in less than substantial harm to the significance of the Grade II Listed Building. The harm identified would not be outweighed by the identified public benefits of the scheme. The proposal would fail to satisfy Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Alternative Options**

- 6.1 N/A.

7.0 **Recommendation**

- 7.1 That Listed Building Consent be **REFUSED** for the following reason:

The proposed development is considered to amount to less than substantial harm to the significance of the Grade II Listed Building. The harm identified would not be outweighed by any public benefits of the scheme. Therefore, the proposal would fail to satisfy Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 March 2025	