

# LETCHWORTH GARDEN CITY HERITAGE FOUNDATION - INDEPENDENT INSPECTOR APPEAL DOCUMENT

5 CROFT LANE - LETCHWORTH

Ref: 1901/PD/313

Rev: -

ISSUED TO INDEPENDENT  
INSPECTOR

Issued:

15 th June 2025  
24 th June 2025 REDACTED

## CONTENTS

### 1. APPEAL STATEMENT

### 2. APPLICATION SUBMISSION DOCUMENTS

- 2.1 EXISTING DRAWINGS
- 2.2 PROPOSED DRAWINGS
- 2.3 PROPOSED DOCUMENTS

### 3. HOUSING APPLICATIONS COMMITTEE - SUPPLEMENTARY INFORMATION

### 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

- 4.1 AMC DOCUMENTS
- 4.2 LGCHF PROPOSED CHANGES

### 5. SUMMARY CONCLUSION

# **1. APPEAL STATEMENT**

## **Personal Context**

This appeal relates to alterations and extension to my family home, having lived in our house for 16 years.

I am an AABC accredited Conservation Architect, and setup my own practice in 2020.

I have also served as a Governor for the Heritage Foundation from May 2018 until May 2025 and volunteered on the Housing Applications Committee for 7 years.

## **Project Context**

The proposals, which you are assessing, have conditional planning and listed building consent.

This appeal centres around the rear single storey element of the proposal, the side extension having been approved by the Heritage Foundation in a previous application. The initial application was refused by the Local Authority.

The form and length of the single storey element of the scheme, in my professional view, is an acceptable departure from the design principals. This application requires special consideration due to the property being statutory Grade II listed.

This has placed additional constraints on what the local authority conservation officer will approve and requires departure from the design principals in order to create a design which works with the special character of the property, site context and neighbouring properties. The suggested alternative sized shorter scheme, proposed by the Heritage Foundation, would have a negative affect on the setting of the listed building and adjoining No.7 Croft Lane. This is expanded upon further in the AMC and HAC supplementary information.

2. APPLICATION SUBMISSION DOCUMENTS

2.1 EXISTING PLANS



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Rev	Issued By	Details	Date
1	SUBMITTED TO	LEICWORTH HERITAGE FOUNDATION	17.10.22

PROJECT TITLE  
5 Croft Lane, Letchworth, Herts  
SG6 1AS

DRAWING TITLE  
Location Plan  
(A4)

SCALE  
1:1250 @ A4

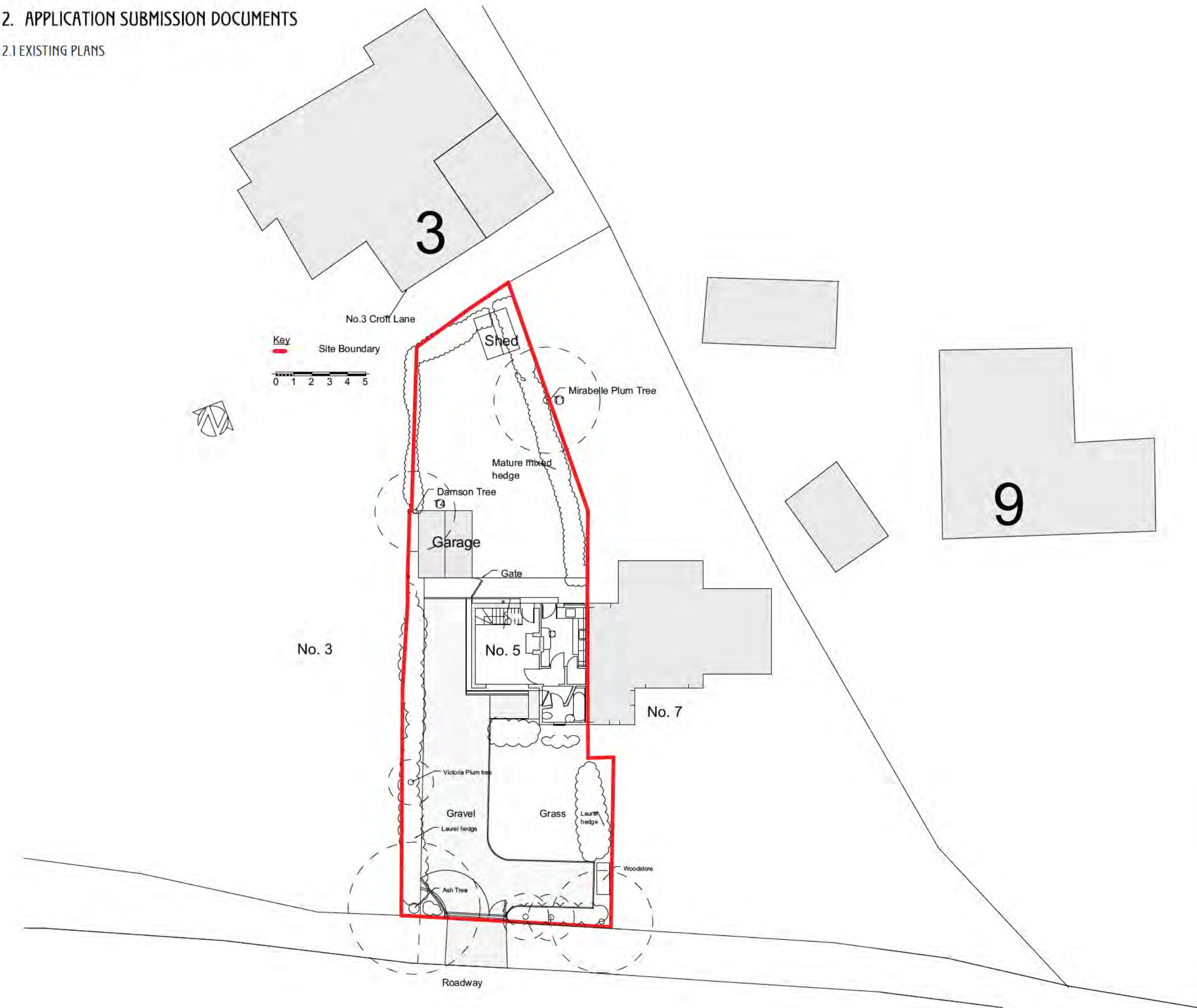
DATE  
October 22

DRAWING No.  
1901/SD/100

REV  
DRAWN/CHKD

2. APPLICATION SUBMISSION DOCUMENTS

2.1 EXISTING PLANS



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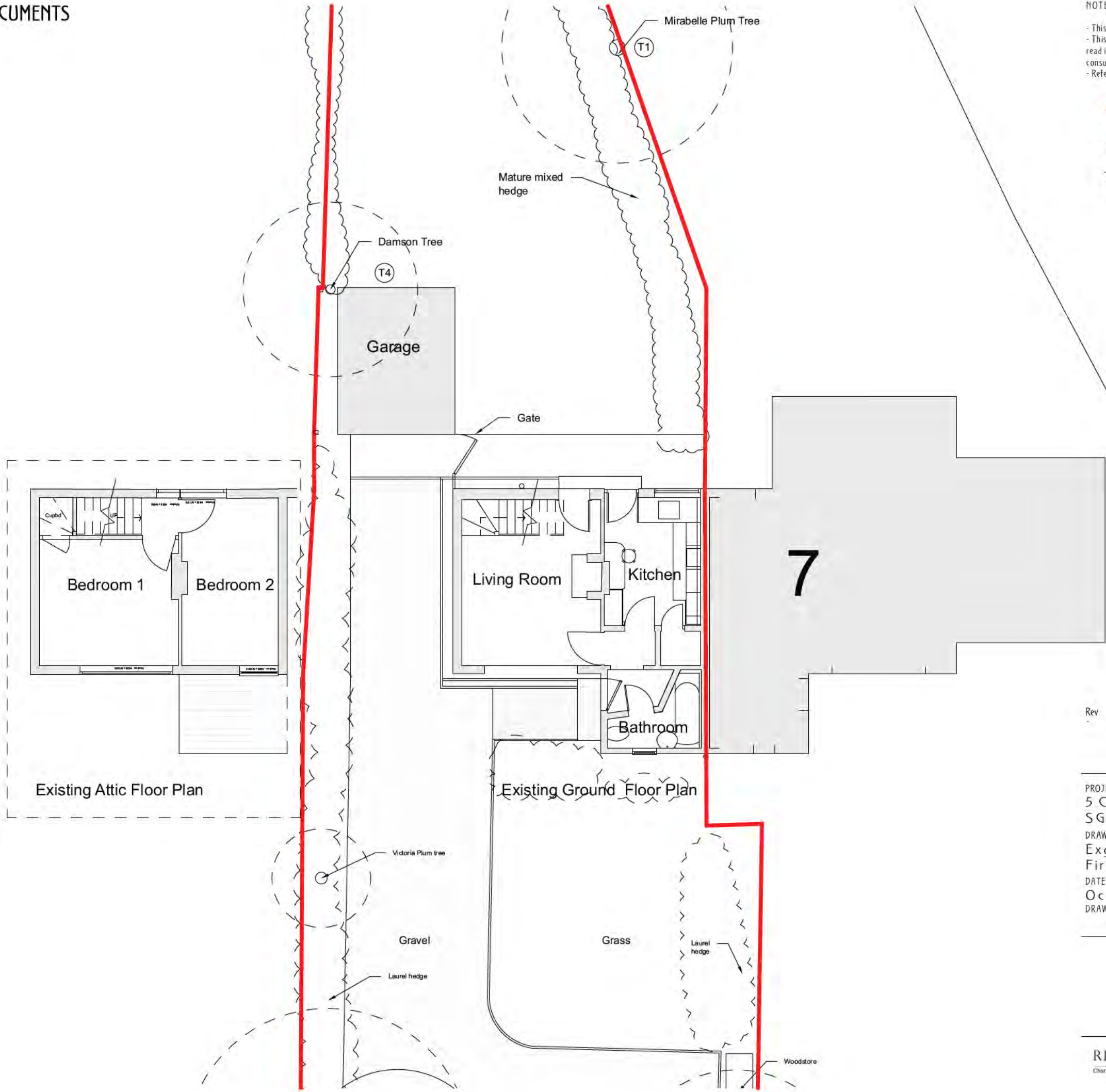
Rev	Issued By	Details	Date
-	SUBMITTED TO LETCORTH HERITAGE FOUNDATION		17.10.22

PROJECT TITLE	
5 Croft Lane, Letchworth, Herts SG6 1AS	
DRAWING TITLE	SCALE
Existing Block Plan (A3)	1:200 @ A3
DATE	DRAWING No.
October 22	1901/SD/101
DRAWN/CHKD	REV



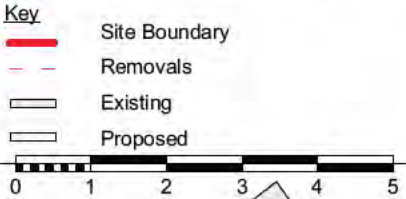
2. APPLICATION SUBMISSION DOCUMENTS

2.1 EXISTING PLANS



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Rev	Issued By	Details	Date
-	SUBMITTED TO	LETCWORTH HERITAGE FOUNDATION	17.10.22

PROJECT TITLE	5 Croft Lane, Letchworth, Herts SG61AS
DRAWING TITLE	Exg Ground and First Floor Plan
SCALE	1:100 @ A3
DATE	October 22
DRAWN/CHKD	REV
DRAWING No.	1901/SD/102

2. APPLICATION SUBMISSION DOCUMENTS

2.1 EXISTING PLANS



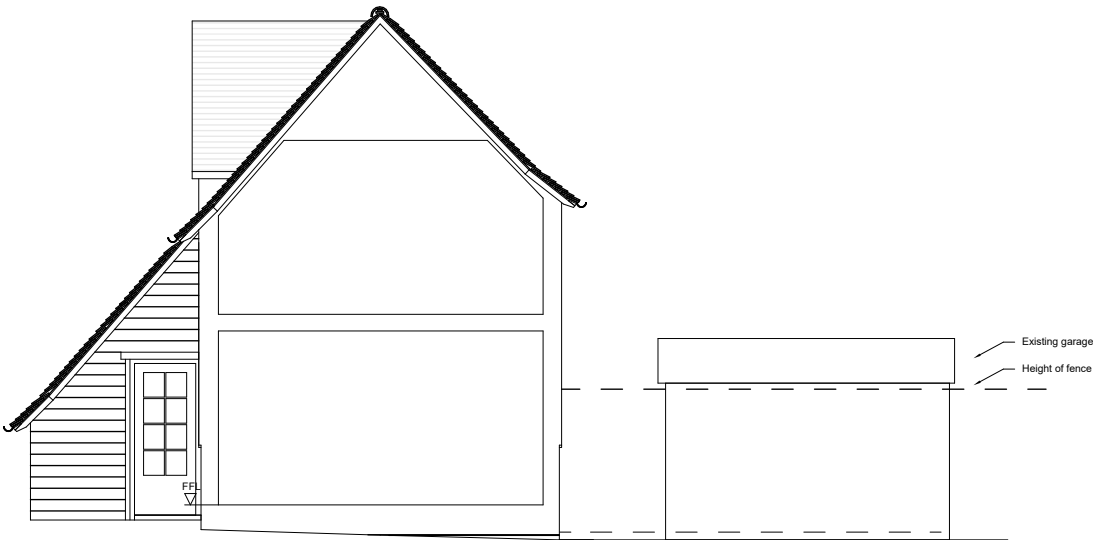
Existing South East Elevation

Neighbour No.7

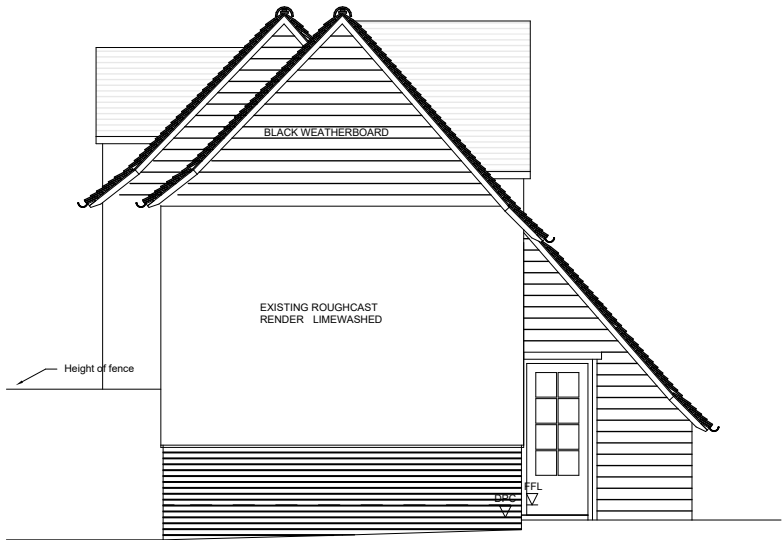


Neighbour No.7

Existing North West Elevation



Existing North East Elevation



Existing South West Elevation

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**Key**

- Site Boundary
- Removals
- Existing
- Proposed

0 1 2 3 4 5

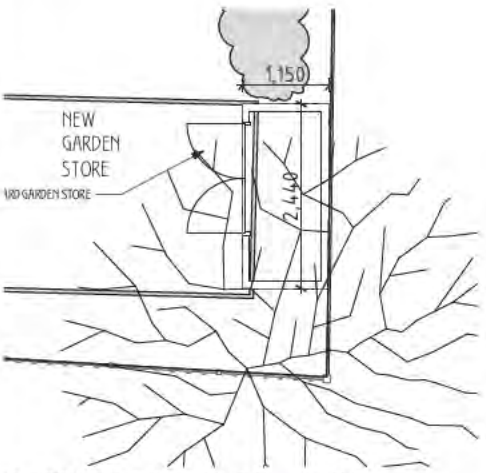
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-	SUBMITTED TO LETCWORTH HERITAGE FOUNDATION		17.10.22

PROJECT TITLE	
5 Croft Lane, Letchworth, Herts SG61AS	
DRAWING TITLE	SCALE
Existing Elevations	1:100 @ A3
DATE	DRAWING No.
October 22	1901/SD/106
DRAWN/CHKD	REV
	-




2. APPLICATION SUBMISSION DOCUMENTS


2.2 PROPOSED PLANS



GARDEN STORE PLAN - 1:100




West Elevation  
1:100




North Elevation  
1:100





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0 1 2 3 4 5

EXISTING 

PROPOSED 

REMOVALS 

Rev	Issued By	Details	Date
A	AG	PLANNING, LB & LHF SUBMISSION	02/09/24
	AG	PLANNING, LB & LHF AMENDMENTS	21/10/24

PROJECT TITLE  
5 Croft Lane, Letchworth, Herts,  
SG6 1AS

DRAWING TITLE  
Proposed Block  
Plan (A3)

SCALE  
1:200, 1:100  
@ A3

DATE  
October 24  
DRAWN/CHKD

DRAWING No.  
1901/PD/301  
REV  
A

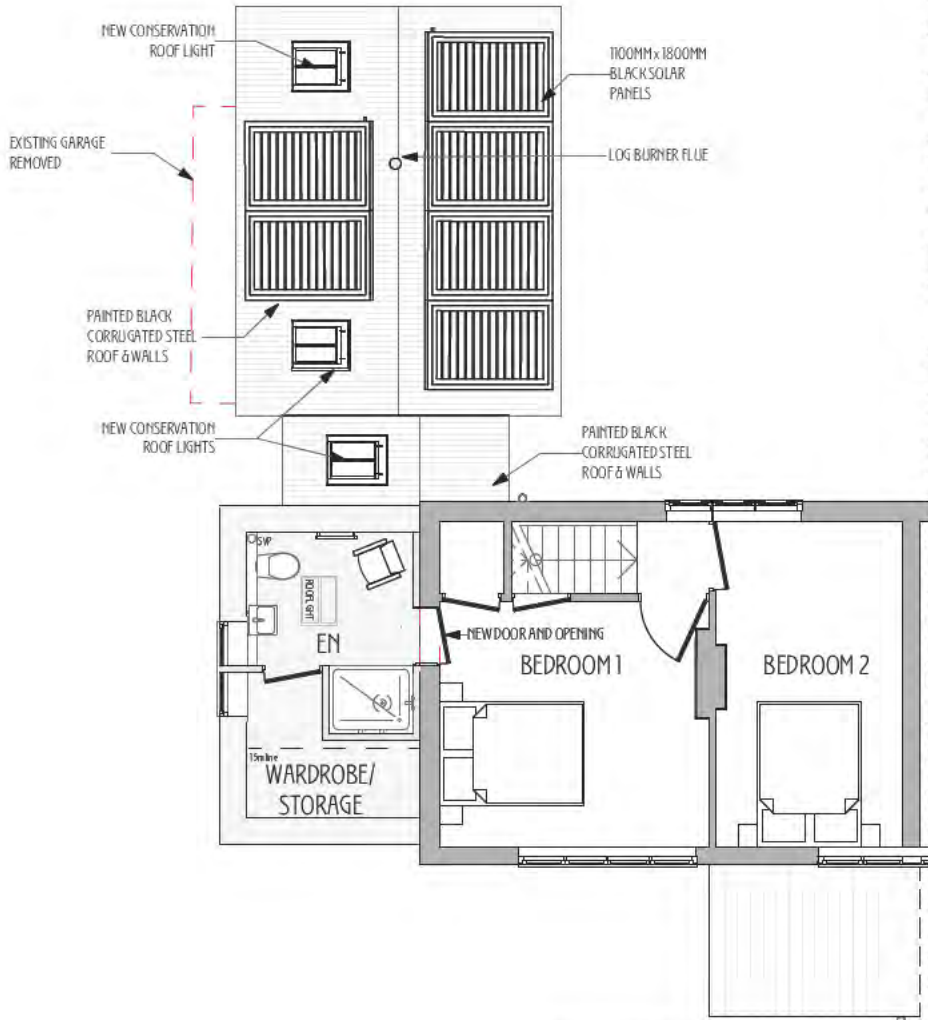


2. APPLICATION SUBMISSION DOCUMENTS

2.2 PROPOSED PLANS



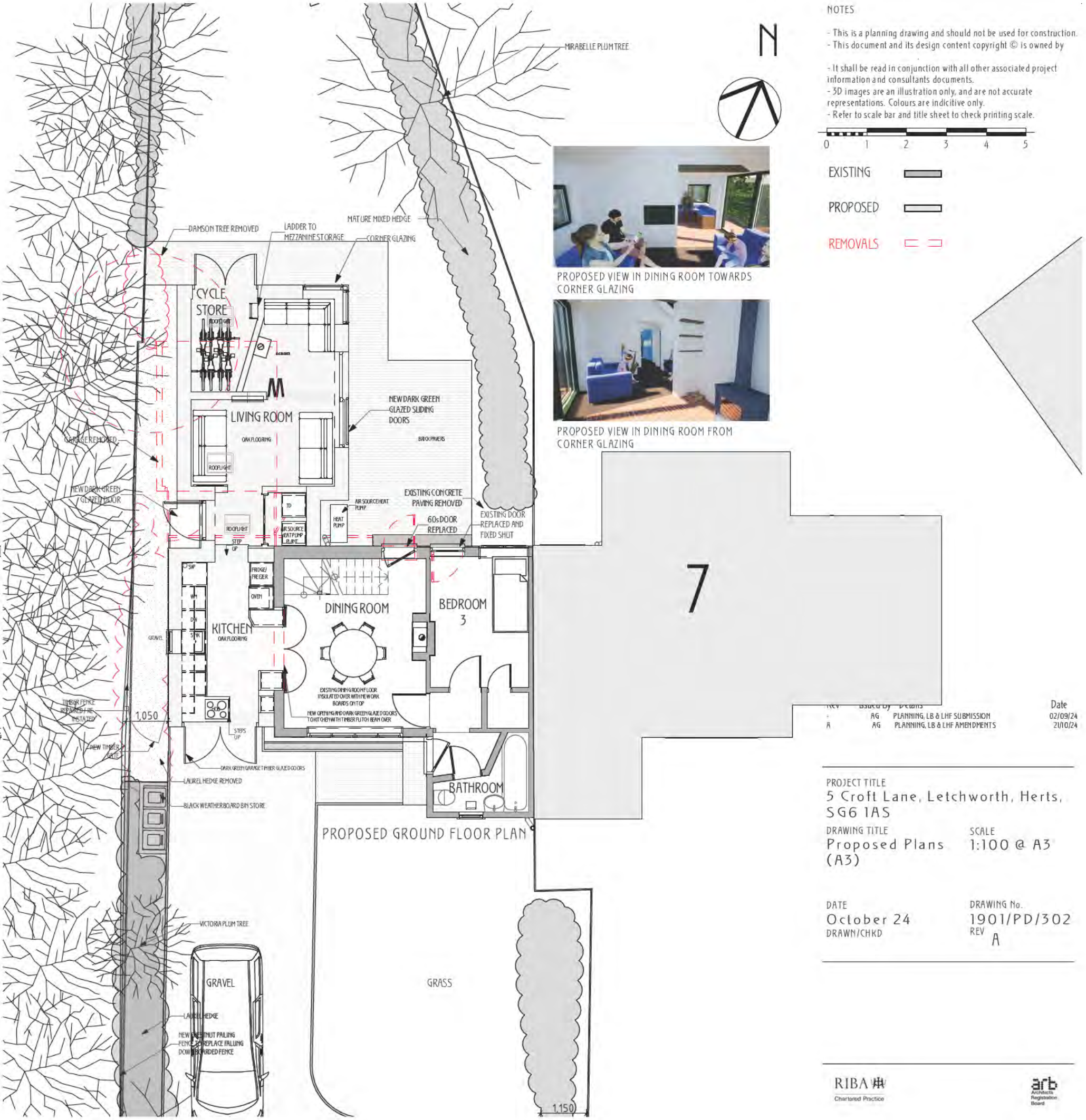
PROPOSED REAR VIEW



PROPOSED ATTIC FLOOR PLAN



PROPOSED VIEW FROM CROFT LANE



PROPOSED GROUND FLOOR PLAN

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EXISTING  
PROPOSED  
REMOVALS



PROPOSED VIEW IN DINING ROOM TOWARDS CORNER GLAZING



PROPOSED VIEW IN DINING ROOM FROM CORNER GLAZING

DATE  
October 24  
DRAWN/CHKD

DRAWING No.  
1901/PD/302  
REV A

PROJECT TITLE  
5 Croft Lane, Letchworth, Herts,  
SG6 1AS

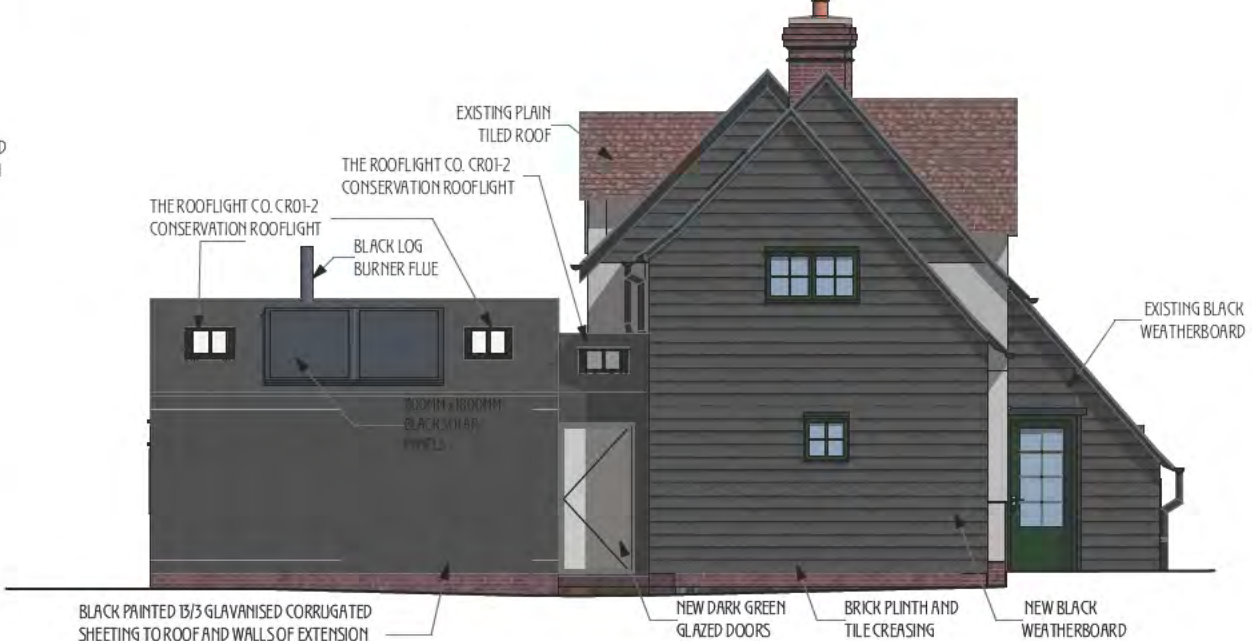
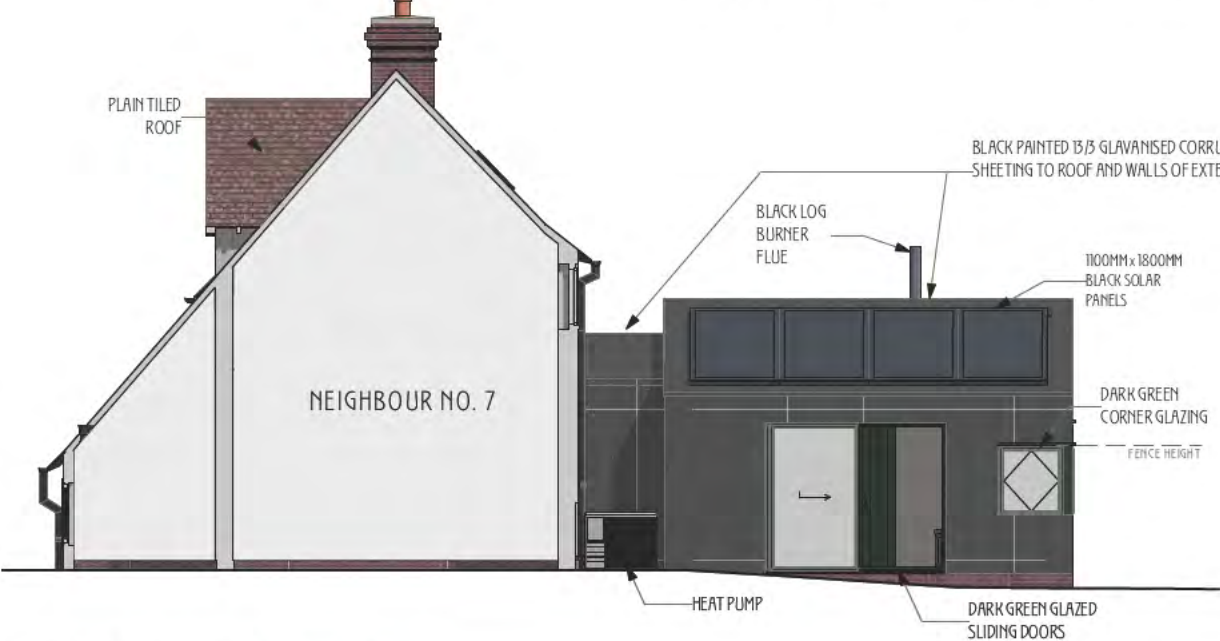
DRAWING TITLE  
Proposed Plans  
(A3)

SCALE  
1:100 @ A3

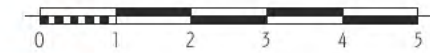


2. APPLICATION SUBMISSION DOCUMENTS

2.2 PROPOSED PLANS



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PROPOSED VIEW FROM ENTRANCE AT NO.3

Rev	Issued By	Details	Date
-	AG	PLANNING, LB & LHF SUBMISSION	02/09/24
A	AG	PLANNING, LB & LHF AMENDMENTS	21/10/24

PROJECT TITLE  
5 Croft Lane, Letchworth, Herts,  
SG6 1AS  
DRAWING TITLE  
Proposed  
Elevations (A3)  
SCALE  
1:100 @ A3

DATE  
October 24  
DRAWN/CHKD  
DRAWING No.  
1901/PD/306  
REV  
A



## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS

#### HERITAGE, DESIGN AND ACCESS STATEMENT FOR THE EXTENSION AND ALTERATIONS AT 5 CROFT LANE LETCHWORTH GARDEN CITY



1

#### APPLICANT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

#### AGENT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

DATE: 02/09/2024  
REV: ISSUED TO NHDC AND LETCHWORTH  
HERITAGE FOUNDATION

Document No: 1901.PD.310

**PLANNING, LB &  
LGCHF  
APPLICATION**



## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS



*Historic photograph of 'Dormer Cottages' in the 1920's*

## CONTENTS

1. INTRODUCTION
2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT
3. IMPACT ON THE SIGNIFICANCE AND MANAGING CHANGE
4. DESIGN DISCUSSION AND CONCLUSION
5. ACCOMPANYING DOCUMENTS

## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS

#### 1. INTRODUCTION

This Heritage, Design & Access Statement is written to support of a Letchworth Heritage Foundation, listed building and planning application for alterations to 5 Croft Lane, Letchworth.

The proposals include a one and a half storey side and single storey rear extension to replace a garage.

This is a resubmission following the withdrawal of applications 23/01328/FPH and 23/01329/LBC and resulting comments from Building Conservation.

Since receiving the comments, we have re-designed the scheme.

#### 2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT.

5 Croft Lane is Grade II listed as a pair of cottages with No.7 and is situated within the Norton Conservation Area and is also located in a Heritage Character Area designated by the Letchworth Heritage Foundation and is noted as a Home of Special Interest.

The listing is as follows:

*TL 2234 LETCHWORTH CROFT LANE (North side)  
948/5/10003 Nos.5 AND 7 - II*

*A pair of semi-detached cottages. 1905-6 with late C20 alterations and additions. By Geoffrey Lucas, architect. Roughcast walls on a brick plinth, plain tile roof covering and 2 brick ridge stacks with decorative capping courses. PLAN: linear range with weatherboarded offshut to front forming back-to-back entrance porches. EXTERIOR: front (south) elevation; one-and-a-half storeys, 3 bays, with central weatherboarded lean-to offshut, flanked by 4-light side-hung casement windows with glazing bars, one to each cottage. Offshut has 2 small 4-pane pivot windows, and doorways in the returns, No.7 (right) with original plank door and frame. First floor with 3 wide gabled dormer windows, with weatherboarded apexes. The centre dormer is shared, and has coupled 2-light casements. The outer dormers have tripartite casements, arranged 1:2:1, the central lights fixed. The rear of No.7 has a late C20 conservatory. INTERIORS: No.5 retains original fittings, including plank doors with contemporary ironmongery, a winder stair with plain balusters, and fitted bedroom cupboards. The cottages were built in the earliest phase of development of the Letchworth Garden City, and clearly demonstrate, by means of their size, plan form and detailing, the aim of providing affordable small-scale housing. Geoffrey Lucas was awarded the prize for the grouped cottages category in the Cheap Cottage Exhibition of 1905, organised to demonstrate how affordable housing could be provided for the rural worker.*

No. 5 & 7 were originally called 'Dormer Cottages' and are believed to have been commissioned by the original owner of No3 Croft Lane, which were all designed and constructed around 1905. The architect for the three houses was Geoffrey Lucas, a well-known Hertfordshire Architect and active in the early days of the Garden City.

Over the last 15 years since [redacted] purchased the property, they have carefully breathed new life into the property as it was neglected for a number of years prior to their ownership. From restoring the timber windows and doors and redecorating with linseed paints, to lime plastering repairs, and exposing and painstakingly cleaning a previously covered and infilled fireplace.



## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS

#### 3. IMPACT ON THE SIGNIFICANCE AND MANAGING CHANGE

The pair of cottages sit within the Croft Lane Conservation area.

#### EXISTING PHOTOGRAPHS



Front View



Rear View



## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS

#### 4. DESIGN DISCUSSION AND CONCLUSION

The surrounding properties, No.7 and No.3 have been extended considerably, particularly No.3 as it was originally a holiday cottage, no bigger than No.5 is currently. No.7 has a two storey (full ridge height) extension to the side / rear, and a single storey conservatory in the middle of the existing property. No.5 has not previously been extended.

The proposed ridge height of the side extension has been set lower than existing to be subservient to the historic cottage, and the side extension has been set back at the front to separate existing from new.

The single storey extension has been joined to the side extension using a contemporary link, with a metal roof and glazed door, creating a visual separation from the original cottage. This link also accommodates for an air source heat pump to be installed with an adjacent plant room.

The design of the two storey extension has been heavily influenced by other Geoffrey Lucas properties within the town, and the aim was to create an extension that the original Architect might have designed for the property.

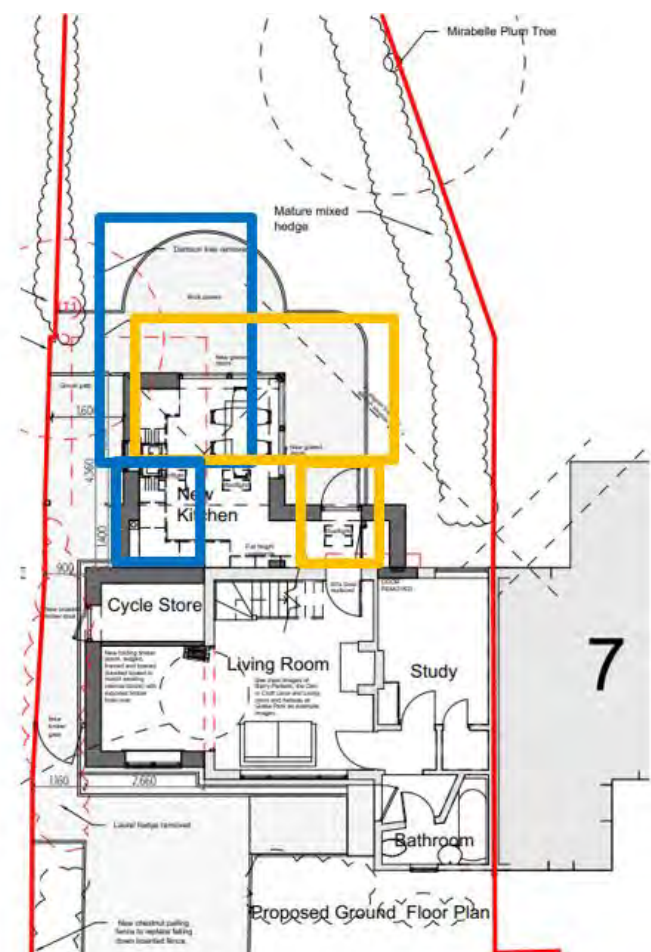
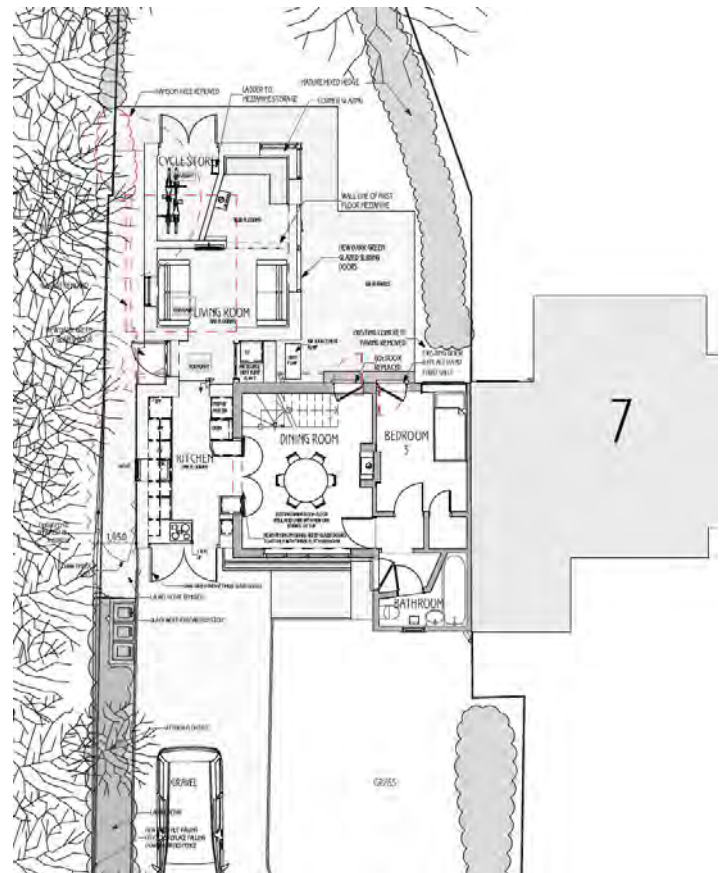
The rear single storey extension has been designed in a subservient contemporary style – using black painted corrugated steel (a rural agricultural aesthetic, referencing the cottage's rural worker cottage origins) on the roof and walls externally. The use of materials has been carefully chosen, as the single storey extension is under trees, there are no gutters on this element, instead the rainwater will run down to a French drain surrounding the extension.

Inside, the snug at the rear is a contemporary play on the Letchworth inglenook and settle, in many of the early Garden City houses.

At the advice of Mark Simmons, we have located the cycle store to the rear of the new extension.

We have also reduced the length of the single storey extension to less than the suggestion in Marks comments on the previous application 23/01329/LBC, as we felt the length suggested in blue (to the right) was too much.

Following on from the pre-application discussions with the Heritage Foundation, it was discussed that the side storey and a half extension could sit 1m away from the boundary as there is no risk of reducing the openness between properties as No.3 sits behind No.5 and the Croft Lane Conservation Area would prevent development to the land to the side of No.5.





## 2. APPLICATION SUBMISSION DOCUMENTS

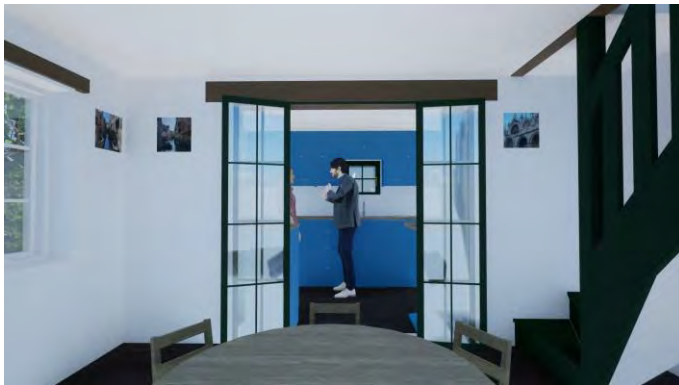
### 2.3 PROPOSED DOCUMENTS



*Barry Parker: 'The Den' and 'Gidea Park' Courtesy of the Letchworth Garden City Collection.*

The proposed alterations to the interior of the existing cottage takes inspiration from Barry Parker, co architect for the Letchworth Garden City Masterplan and includes characteristics of the arts and crafts style, which is prevalent in Letchworth. Parker was influential in designing practical homes with bespoke features. The dining room will be opened up to the new kitchen extension and will include green painted glazed doors with an exposed timber lintel above. See photos above of 'The Den' and 'Gidea Park', designed by Barry Parker in Letchworth featuring an exposed timber lintel and hinged doors to close off/open up the living space.

See image below left of the proposed interior of 5 Croft Lane opening up from the existing dining room to the proposed kitchen extension, featuring the exposed timber lintel and glazed hinged doors.



*Proposed Dining Room Interior*



*Proposed PV Panels*

To the roof of the rear single storey extension, we are proposing black PV Panels, which will blend in with the colour palette of the black corrugated steel roof and walls.

## 2. APPLICATION SUBMISSION DOCUMENTS

### 2.3 PROPOSED DOCUMENTS

The interior of the proposed living space in the single-story extension takes inspiration from another bespoke feature associated with Barry Parker, which is the inglenook and settle. This is traditionally a built in seating area within the fireplace. See below image of the proposed interior of the new 'snug' area within the living room. This is a contemporary take of the inglenook, including a log burner, built in corner seating and corner glazing. Please see image below of the interior of 'Hilltop' in Caterham by Barry Parker and the proposed interior for the 'snug' area in the single story extension



*Barry Parker. Hilltop, Caterham. Courtesy of the Letchworth Garden City Collection*



*Proposed Living Room Contemporary Inglenook and Settle Interior*



*Proposed internal view of kitchen to the front*



*Cashio Lane, Letchworth Garden City. Courtesy of Google Maps*

It is proposed that the proposed two storey extension will have garage style doors to the front of the property (shown in the image above left) The clients use the front garden frequently in summer as this is south facing, therefore, it is important that there is easy access from the kitchen to the front garden for summer dining. The access will have garage style doors similar to those found in Letchworth, but with four light glazing to each door. Please see image below of Cashio Lane, Letchworth Garden City.

## 5. ACCOMPANYING DOCUMENTS

Accompanying this document are the following documents:

1901\_SD\_100 SITE LOCATION PLAN (A4)  
1901\_SD\_101 EXISTING BLOCK PLAN (A3)  
1901\_SD\_102 EXISTING PLANS (A3)  
1901\_SD\_106 EXISTING ELEVATIONS (A3)

1901\_PD\_301 PROPOSED BLOCK PLAN (A3)  
1901\_PD\_302 PROPOSED PLANS (A3)  
1901\_PD\_306 PROPOSED ELEVATIONS(A3)  
1901\_PD\_307 PROPOSED DINING ROOM ELEVATIONS (A3)

LGCHF HAC- SUPPLEMENTARY INFORMATION  
FOR THE EXTENSION AND ALTERATIONS AT  
5 CROFT LANE LETCHWORTH GARDEN CITY



*Historic photograph of 'Dormer Cottages' in the 1920's*

1

APPLICANT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

AGENT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

DATE: 18/11/2024  
REV: ISSUED TO LETCHWORTH HERITAGE  
FOUNDATION

Document No: 1901.PD.311

LGCHF  
APPLICATION



### 3. HOUSING APPLICATIONS COMMITTEE - SUPPLEMENTARY INFORMATION

#### SUPPLEMENTARY SUPPORTING INFORMATION

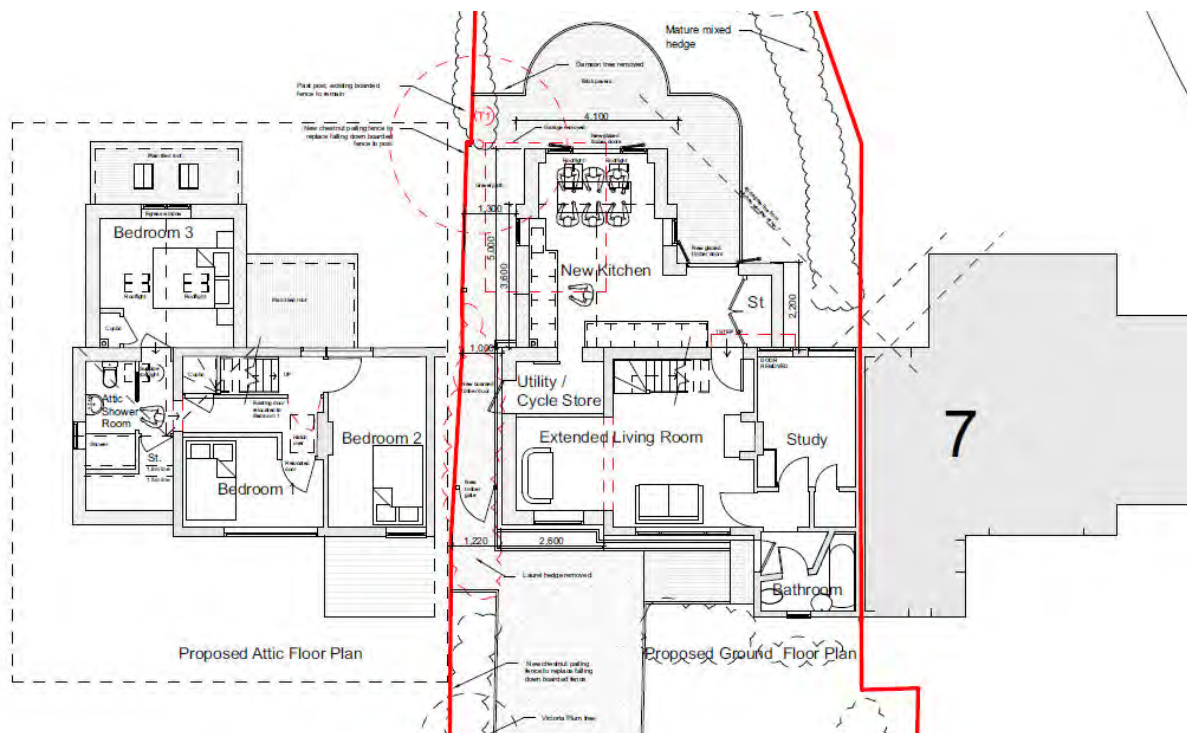
No. 5 Croft Lane forms part of a grouped Grade II listing with No.7 as a pair of cottages. Please see the Heritage Statement for more information.

The current proposal (being considered by the HAC) has been given conditional planning and listed building consent.

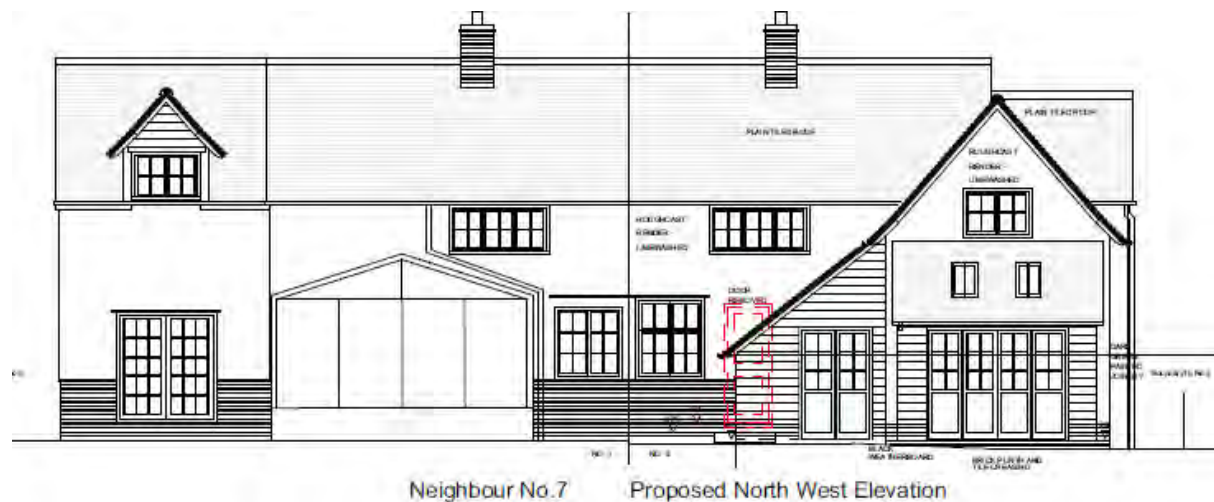
A previous Planning, Listed Building and Letchworth Heritage Foundation application was submitted in October 2022.

This scheme was given LHF First stage approval, but NHDC Conservation were going to refuse the application, and it was subsequently withdrawn from the council.

The extract below shows the LHF approved plans and rear elevation:

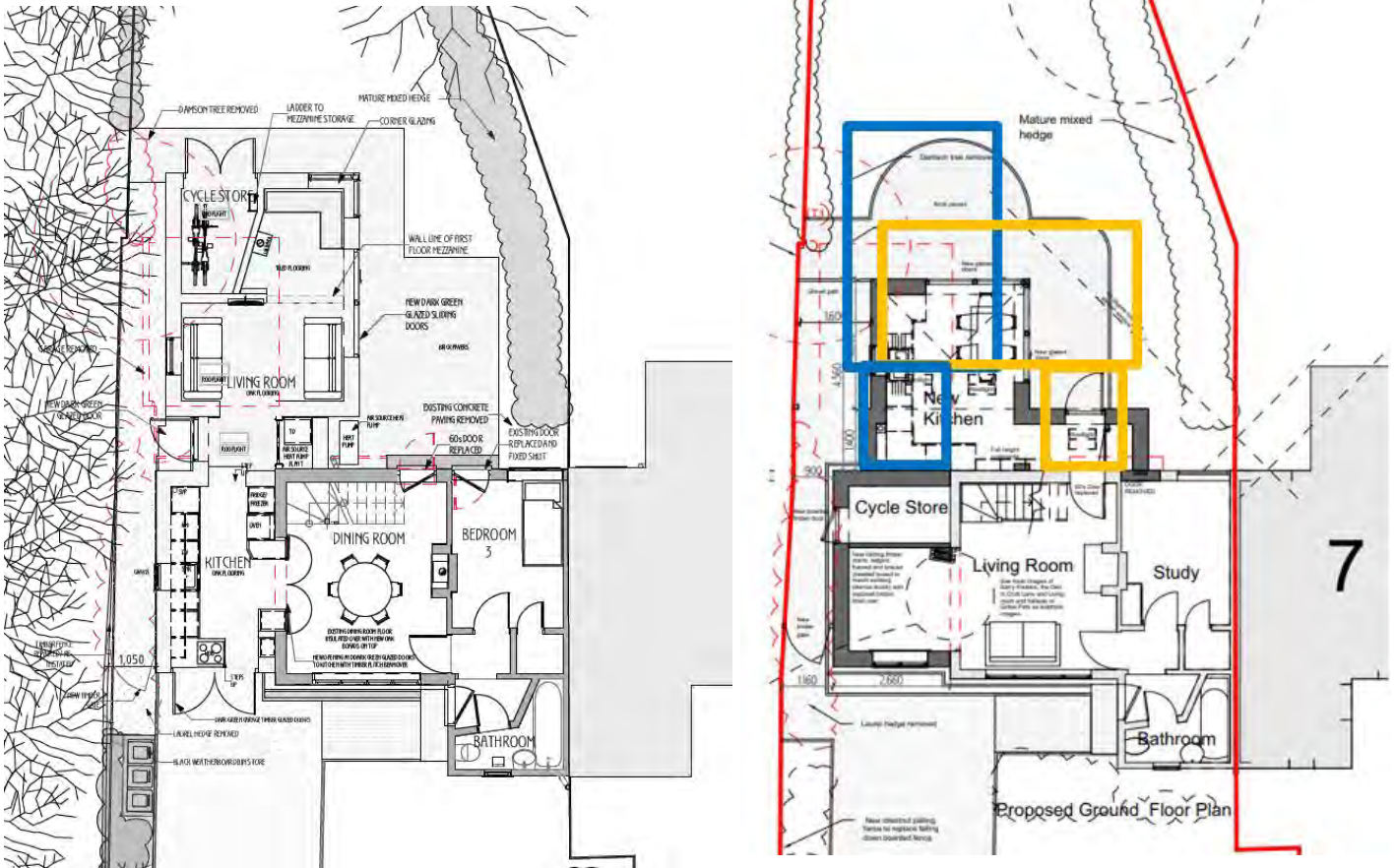


This has a two-story element over the rear extension, and cat-slide roof towards No.7 – which were the contentious issues for the NHDC Conservation officer.



3.

Subsequently, a complete redesign was necessary in line with the NHDC Conservation officers comments and sketch plan he produced on the right hand side below.



This revised scheme is much reduced, losing the additional first floor area.

The NHDC Conservation officer proposed a longer single storey extension (as seen in blue above) which would sit on the site well (replacing the existing garage) but the proposed length at 8.5m would impact the building adversely, neighbouring properties and its setting.

The second proposal (in yellow) shows a wide option, but in my view, this would cause greater harm to the listed building and setting than the 'blue' proposal. The additional width would also impact the neighbour's right to light and impact the creation of bedroom 3 in the current proposal. This is why the increasing the width of the single-storey extension is not possible.

After investigating both options, the 'blue' option was chosen but was reduced to a 6.5m overall. The additional length over the LHF Design Principals guidance does not seem excessive in our view as the overall size of the front and back gardens combined can accommodate this (as the addition area over the existing garage footprint is modest), and the low-pitched single storey form reduces the impact on the setting.

## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS

#### LGCHF AMC SUPPLEMENTARY INFORMATION FOR THE EXTENSION AND ALTERATIONS AT 5 CROFT LANE LETCHWORTH GARDEN CITY



1

#### APPLICANT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

#### AGENT

5 Croft Lane  
Norton  
Letchworth Garden City  
Herts SG6 1AS

DATE: 13/02/2025  
REV: ISSUED TO LETCHWORTH HERITAGE  
FOUNDATION FOR AMC

Document No: 1901.PD.312

**LGCHF AMC**



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS

#### SUPPLEMENTARY SUPPORTING INFORMATION – ADVISORY MANAGEMENT COMMITTEE

Following the HAC's decision, we have investigated a reduced length scheme, bringing the length to 5.5m and a widened extension as suggested by HAT / HAC as indicated in the plan below.

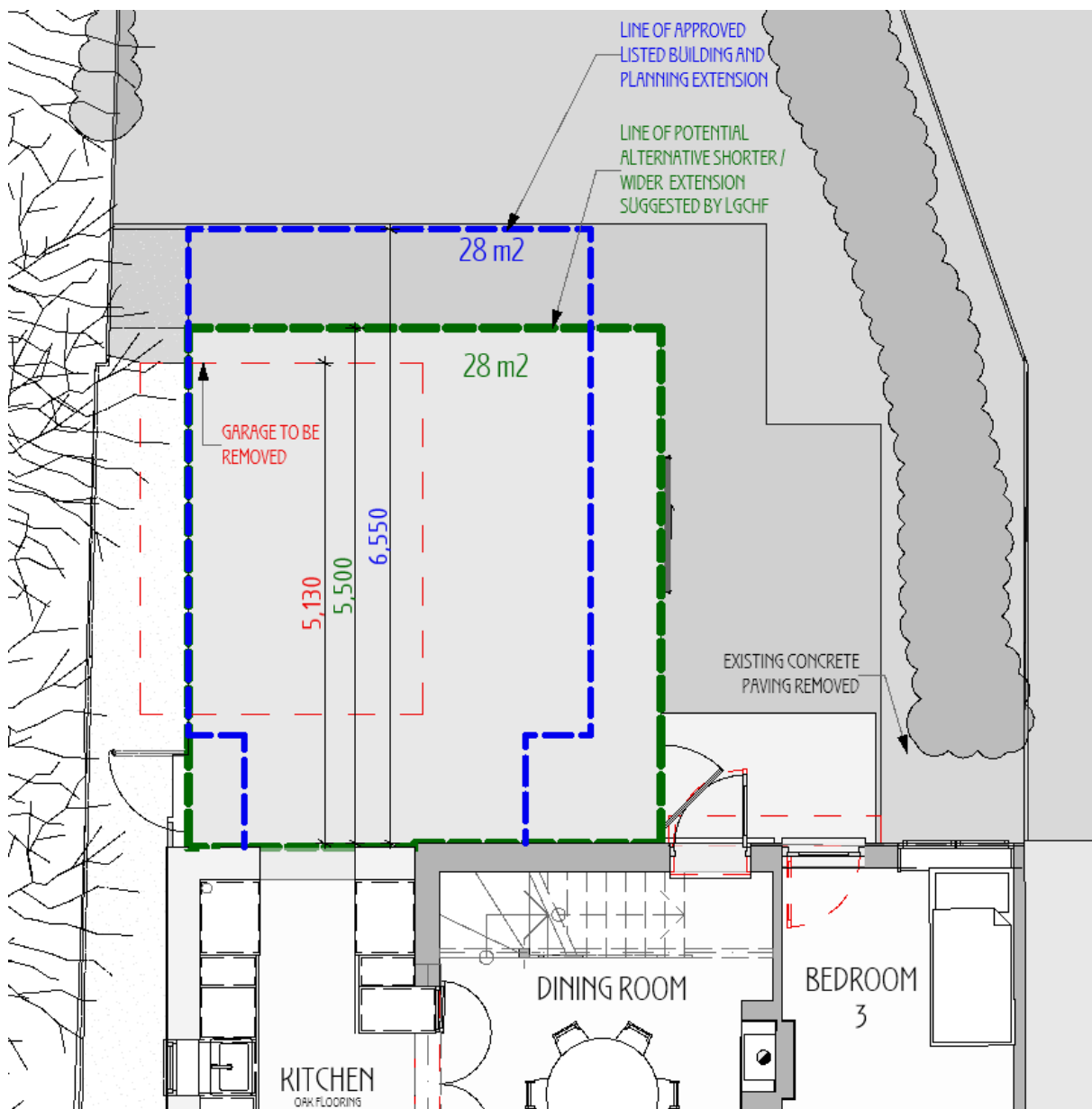
The scheme approved by NHDC and conservation officer Mark Simmons, is one that in terms of massing, is akin to an 'linked agricultural outbuilding' (Nos 5 & 7 originally designed as being agricultural farm workers cottages) and keeps the massing away from the adjoining neighbour, No.7 who would greater feel the impact of the extension than No. 3.

The wider, shorter scheme, does not respond to the site context in a positive way, and has a more harmful effect on the pair of listed cottages and wider context with No.3 Croft Lane (also designed by Geoffrey Lucas).

Mark Simmons comments on the wider scheme compared to the Planning & LBC approved scheme are as follows:

*I have now had a chance to consider the alternative revised draft plan and 3D images. I still consider the approved scheme to be the better scheme in design terms, providing slightly more distance between the extension and the party garden boundary.*

*The long, symmetrical proportions are considered more sympathetic to the host building when compared with the wider asymmetrical proposal and I like the quirkiness of the internal wall between the living room and cycle store. I noticed your decision in the amended scheme to omit roof lights in favour of retaining 6no. black solar panels.*



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS



The image above shows the 6.5m scheme.



The image above shows the wider 5.5m scheme from the same 'camera' position, demonstrating the larger massing's impact on the setting.



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS



The image above shows the 6.5m scheme.



The image above shows the wider 5.5m scheme from the same 'camera' position, demonstrating the large massing's impact on the setting.



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS



The image above consists of both options overlayed,



The image above shows the Planning and LB scheme as approved



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.2 LGCHF PROPOSED CHANGES

**From:**  
**Sent:** 22 November 2024 17:04  
**To:**  
**Subject:** RE: 42461 - 5 CROFT LANE

Good afternoon

It was good to see you today. This is just a brief email from me as I wanted to let you know HAC's decision before I signed off as I knew you'd be keen to know and I'm on leave on Monday. If you want to have a chat about it over the phone next week then let me know.

HAC had a good long discussion about your application and, unfortunately, came to the decision to refuse the application based on the current proposals. It was a difficult decision for them to make. However, it was acknowledged that were it not your application, and just a general homeowners' application, the decision would have been to refuse. It was felt that the rear garden wasn't sufficiently big enough to warrant contravening the DPs with regards to depth, particularly given the closeness of the building on the adjoining plot to the rear. They have suggested that were the depth to be decreased to a maximum of 5.5m (they had wanted 5m but accepted that slightly over this would be considered acceptable) then we could approve the application. As I suggested previously, they felt that you could increase the width of the extension on the inner side, even ever so slightly, to make up for some of the lost area. They also felt that the bike storage could be accommodated elsewhere on the site, which would then not result in much of a loss, if any, of habitable floorspace.

I am able to issue an approval on the current application were you to agree to make the required changes. If you intend to do so, please let me know so I can hold off issuing any decisions.

I know this decision is going to be disappointing. I'm not thrilled at having to deliver the news, but I hope you understand the difficult position and the need to treat this application as we would any other.

Let me know if you have any questions. I hope you manage to have a lovely weekend

Best wishes,

Heritage and Stewardship Manager

**Tel:** +44 (0) 1462 530335

**Mobile:**

**Website:** [Letchworth.com](http://Letchworth.com)

Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire, SG6 3BF

PS – The HAS team are running a Workshop on the Design Principles and sustainability on Thursday 28<sup>th</sup> November 2024 5:30 -7:30. If you are interested in attending please email [response@letchworth.com](mailto:response@letchworth.com) or ring 01462 530350



The HAS team are always available on email, online and phone. We would recommend that you make an appointment if you would like to see a member of the team on a Tuesday or Thursday. The team can be contacted on 01462 530335 or on [home@letchworth.com](mailto:home@letchworth.com)



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.2 LGCHF PROPOSED CHANGES

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**From:** .  
**Sent:** 25 November 2024 11:04  
**To:** .  
**Cc:** .  
**Subject:** RE: 42461 - 5 CROFT LANE

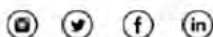
9

Hi

Thanks for the update, but disappointing to hear.

Where did the committee suggest the cycle storage be located on site?  
I am looking at options this week.

All the best



---

**From:** .  
**Sent:** 26 November 2024 09:40  
**To:** .  
**Cc:** .  
**Subject:** RE: 42461 - 5 CROFT LANE

Hi .

I hope you had a good weekend.

The committee made no suggestion on the location of a separate bike store. You are able to put in a store/shed of 6m<sup>2</sup> or under, with a maximum height of 2.2m, without our consent anyway.

Let me know if you need anything else at this stage.

Best,

Heritage and Stewardship Manager

**Tel:** +44 (0) 1462 530335

**Mobile:** .

**Website:** [Letchworth.com](https://www.letchworth.com)

Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire, SG6 3BF

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## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.2 LGCH PROPOSED CHANGES

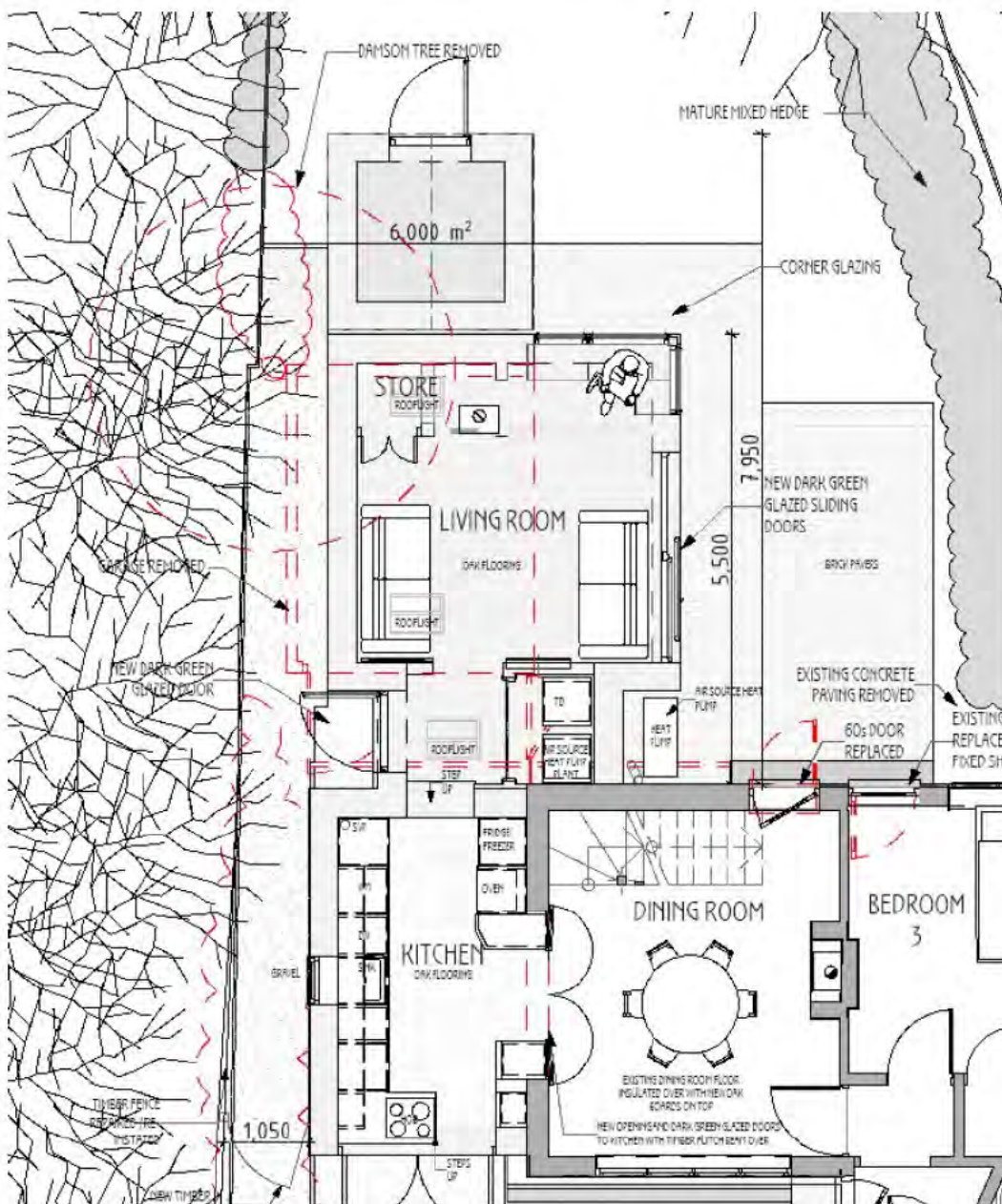
**From:**  
**Sent:** 27 November 2024 11:16  
**To:**  
**Cc:**  
**Subject:** RE: 42461 - 5 CROFT LANE

Hi

Hope you are well.  
Thanks for the info.

Ive attached a sketch below showing a 6m<sup>2</sup> shed at the end of the extension which is 2.2m high, with the living room extension reduced to 5.5m. This brings the massing to 7.95m overall from the existing building (with a 100m gap from the extension to shed).

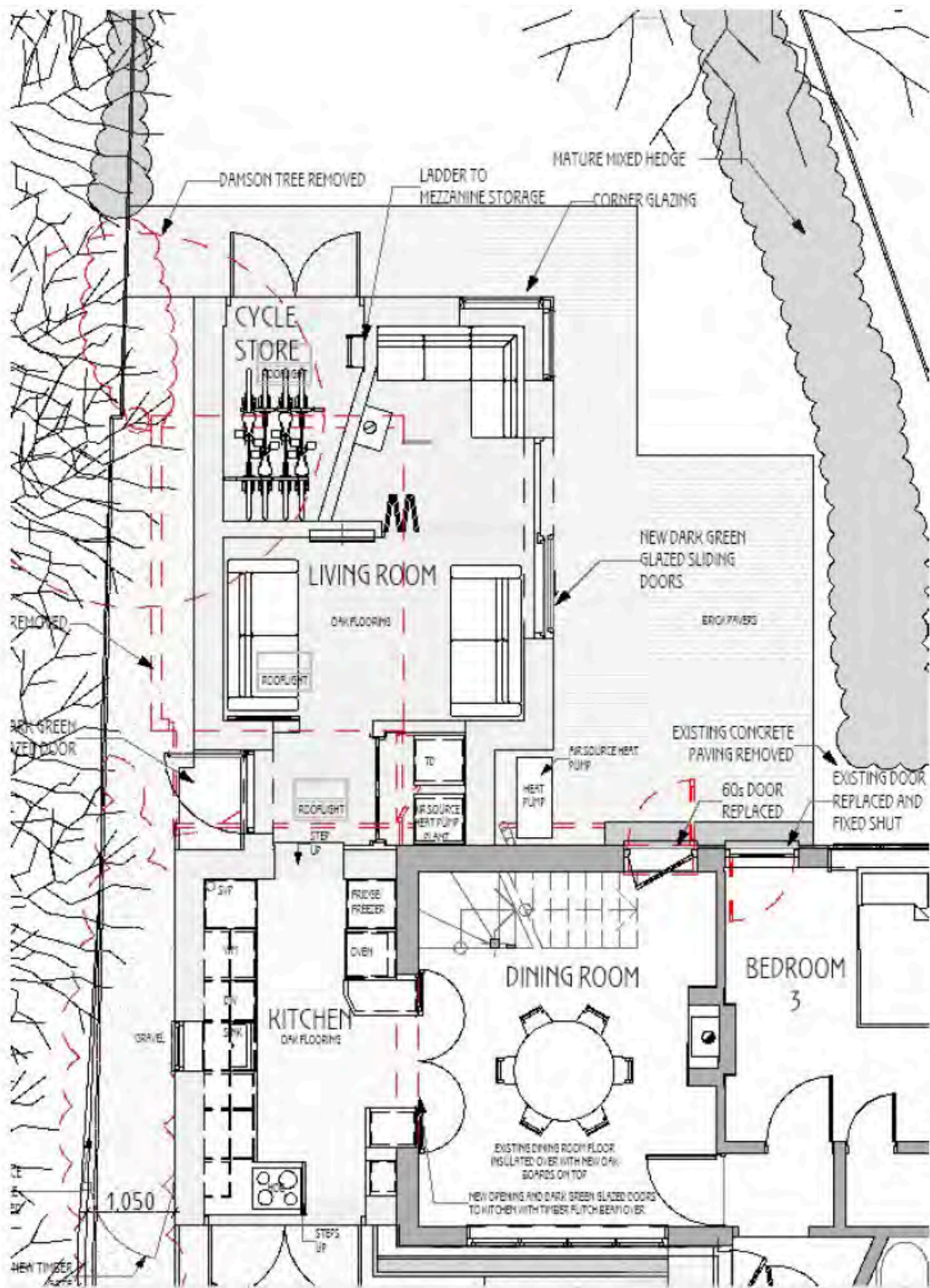
Perhaps we could discuss this as the shed would cause greater harm to the setting than the extra 1m of the extension in my professional opinion – and I am concerned it may not get listed building consent.





## 4.

## 4.2



#### 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

##### 4.2 LGCHF PROPOSED CHANGES



All the best

RIBA AABC  
Conservation Architect



## 4. ADVISORY MANAGEMENT COMMITTEE - SUPPLEMENTARY INFORMATION

### 4.1 AMC DOCUMENTS

#### CONCLUSION

In my view, the planning and LB approved scheme has a far less impact on the setting of the listed buildings, and building noted as Historical Interest by the Letchworth Heritage Foundation, as its form has been carefully considered to minimise impact on the setting and neighbouring properties, by keeping its form linear, away from the boundary of No.7 as much as possible, and keeping the ridge height low. The extra 1m over the suggested length by HAC, is mitigated by keeping its form away from the boundary of No.7 and, is justified to create a form which is appropriate to its setting / plot.

I would like to ask the AMC committee to reassess the HAC's decision to refuse in view of the combined supplementary information documents 1901\_PD\_311 LGCHF HAC- SUPPLEMENTARY INFORMATION and (this document) 1901\_PD\_312 SUPPLEMENTARY INFORMATION FOR AMC.

Thank you for your time assessing this.

## 5. SUMMARY CONCLUSION

In conclusion, the design principals are guidance to aid the Heritage Foundation in administering the Scheme of Management.

In this case, my professional view is they should not be rigidly adhered to the detriment of a statutory listed building.

I passionately feel that the proposed scheme, better protects the character and setting of the property than the Heritage Foundations shorter, wider proposal.

I note the AMC's recommendation to support the scheme.

It would be entirely feasible to apply for a rear extension that was much wider, complying with the design principals (and create more floor area for the dwelling) but this is absolutely not what we want to achieve. We would like a sensitive extension to the property, which carefully responds to its context and setting. This is important for us, and future custodians of this listed building.