

Please see below emails from heritage about HAC further discussions after the refusal, email asking to explain poor design, HAC outstanding points. The proposed application not affecting any neighbouring property north-side is over 9 metres gap and south-side is over 6 metres gap. All the heritage trying to do is damage the roof space like what they had done to number Pasture Road so there will be no dormer in the future. Number Pasture road does not like to see any dormer or gable this is the main reason for the refusal and works for the heritage and is the main person who reads drawings and makes decision. Heritage asked in the 2023 2nd application about the loft conversion and planning consultant answer are not doing that, and AMC comment saying **The AMC were concerned about the volume of the proposed gable roof which could potentially lead to further application at later date for dormer windows. And heritage own properties have extra floor with flat roof not crown roof. HAC outstanding comment saying my single storey need 2 metre gap because its affecting number show all points shows heritage holding consent because of no**.

application is based on the heritage advice they said if new build the gable is not a problem and the design of the house needs to be consistent it either all needs to hipped or gable. existing have mixed and more than 50% Letchworth are mixed.

HAC 3 OUTSTANDING POINTS poor design, overdevelopment, street scene, have all disappeared this means the building is not a poor design anymore. The building includes gables, footprint, roofline, doors and windows. So they are asking now for hips and 2m gap are not valid points.

On the 5/4/2026 emailed the sketch for them to look at and answer questions why have to do the hips comparing with other properties on the road. And then 30th April visit by and which there was no further progress.

answers against heritage statement.

3.3 can not call poor quality because council passed

3.5 never reply back how this is over development

3.6 AMC ask first to review again then fixed with HAC to refuse and further discussions to follow

3.7 Pre application advice on the extension not on the new build
3.9 false its now reduced in size and is within the design guide limit to 5 metre and build on the boundary as accepted by the inspector .
3.10 Your previously advice if new built gables not problem, adding stone surround windows improve design.

All of Heritage points in the statement are the old extension application as planning consultant statement saying There is not a separate document for replacement dwellings so the guide is not entirely relevant.

Q SHOW HOW THIS IS A OVER DEVELOPMENT when number pasture is 427 sqm and 24meters deep and property is 411.5 sqm and 20 meters deep.

4.2 Roof, Garages, Windows, Rear Extensions, Issues, are not entirely relevant because this is a new build.

7. **Neighbours' comments** False again, these are the old comments not to the new build application and am looking consent from Heritage not from neighbours

This is the email after HCA refusal asking about clarity

Dear

We confirm that your application has been determined. The decision documentation is attached.

The HAC discussed the proposals and have requested that the Case Officer undertakes further discussions on their behalf. Your Case Officer will be in touch with further comments from HAC.

We would be grateful if you could take a moment to share your feedback on the application process using this [feedback form](#); which consists of just 3 questions. The team review all feedback with a view to improving our processes.

Should you have any queries, please do not hesitate to contact us.

Kind regards

From:
Sent: 17 December 2025 13:53
To:

Subject: 17 Pasture Road

Subject: Our Ref: HA-000248 – Clarification of Status

Dear _____,

Thank you for your correspondence and the letter dated 16 December 2025.

For clarity, note that the Householder Applications Committee has confirmed the refusal of _____ application, relying on the reasons set out in the decision letter dated 22 July 2025.

_____ would be grateful if you could please confirm that the application is now formally refused and determined, as the wording of the email dated 17 December 2025 referring to “further discussions” appears inconsistent with the decision letter.

Kind regards,

This is the email asking about poor design and no reply back

Hi

Please take _____ application to the next step and ask the Trustees or AMC to review ASAP.

The reasoning behind the refusal is not clear for professionals and _____ need full details for each refusal point.

For example:

1) "poorly designed" - which part, the whole building? Could you tell _____ how it can be designed better?

2) "2M gap on the boundary" - your inspector agreed to building on the boundary in the 2nd appeal, had also discussed during that meeting that heritage owned buildings have been built on the boundary.

3) "50% soft landscaping" - council passed the application without any concerns, so why would you have an issue?

Look forward to hearing from you soon, any questions please ask.

Kind Regards,

This is HCA outstanding points meeting was held 15th Dec 2025 and receive email from on the 20th Jan 2026 that gave them a extra month to decide what to do

Good morning ,

Thank you for your patience. Following from December's HAC meeting I can provide the following feedback/recommendations from the HAC:

- The bulk and massing of the proposals are still considered too great and inappropriate for the site, and recommend that the gables be removed and a hipped-roof reinstated to reduce the over bulk of the building.
- The massing of the side elevations was considered to be particularly detrimental and recommend that the form and massing be 'broken up' more so that it doesn't appear as a single continuous mass, through the introduction of lower, more subservient elements.
- The HAC considered there to be an impact on the neighbouring property (No.) and recommended pulling the rear single storey element in further from the boundary to be at least 2m.

I trust that this is straightforward but please let me know if you have

any further questions. I would be happy to look over revised proposals or sketches if you wished.

Best wishes,

HERE ARE THE PROPERTIES IN LETCHWORTH, BUILT WITH A 2 METRE GAP FROM ROAD, 3 STOREY, NO BREAKAGE ON THE SIDE AND THE RIDGE . AND YOU CAN CALL THIS AN OVERDEVELOPMENT. AND THIS IS AFFECTING NEIGHBOURING PROPERTIES , ONE SIDE IS A SINGLE STOREY, AND THE OTHER SIDE IS A SHADOW COVERING THE WINDOW.







HERITAGE FOUNDATION APPEAL
17 PASTURE ROAD, LETCHWORTH GARDEN CITY

Statement of

have been asked to review the above proposal in capacity as Heritage Consultant to DLA Town Planning.

The scheme was refused permission by the Householder Applications Committee (thereafter referred to as HAC) of the Letchworth Garden City Trust Heritage Foundation on 18th July 2025 and is now the subject of an appeal against this decision.

It is appreciated that there is a planning history attached to this site relating to various schemes for extension and a replacement dwelling, however this appeal must be judged on the details and merits of the current proposal as presented.

The proposal was the subject of an application to North Herts DC, reference 25/01319/FP, which was granted planning permission on 5 August 2025. The case officer carefully assessed the application in accordance with established national and local planning policies and advice. Where relevant, the assessment and conclusions drawn by the case officer will be referred to below in own assessment of the proposal by comparison to the objections raised by the HAC.

It is appreciated that the guiding principles followed by the HAC are those set out in the design principles for those areas of Letchworth Garden City defined as 'Modern Character Areas' in the document revised and published in November 2020. Pasture Road is one of the designated 'Modern Character Areas' as detailed in the 'Heritage and Stewardship' publication issued by Letchworth Garden City. The guide advises:

'The purpose of the Design Principles is to provide assistance for applicants and their agents as to what may or may not be reasonably acceptable in certain circumstances. However, in view of the breadth of styles of property and street scene in the Garden City Estate, each case will be carefully considered on the specific circumstances of the property and its context.'

Taking each of the reasons for the refusal of the application as stated in the letter dated 22nd July 2025 comments are as follows.

1. The proposed building is considered to be poorly designed and unsympathetic to the existing property and street scene.

This reason for refusal is wholly refuted. It does not specify why the proposed building is poorly designed, it does not inform the applicant about the specific issues arising from the design. One would justifiably expect the term 'poorly designed' to be followed by the words, 'by reason of' which would then detail the deficiencies of the design. It is not reasonable, acceptable or helpful to use such unspecific wording and does not provide the applicant with any guidance as the means of addressing the perceived deficiencies in the application.

The phrase 'unsympathetic to the existing property' is a curiously inappropriate and irrelevant term. The application is for a new dwelling, it does not need to be sympathetic to the existing building, it is to be considered afresh on its own merit.

Yet, 'unsympathetic.....to the street scene' is a different matter, this relates to the proposed building in the wider street scene. Here the context of development in Pasture Road as a whole, must surely be given detailed consideration. It is clear that there has been very considerable extension, redevelopment and replacement of buildings on the plots in Pasture Road. This has happened in recent years and actively continues to this day. Whilst the established 'design principles' for Modern Character Areas seeks to ensure that new development is sympathetic to its context, this should not necessarily mean a uniformity of design. A review of the different house designs and house types that have been built and are still under construction in Pasture Road reveals that there is no uniformity of design.

It is relevant to note the views of the Planning Case Officer as set out in para. 4.3.6 of the case report:

'It is considered that, seeing as the proposed development is very similar in scale, external appearance, and general form to that approved under the previous application at this site, the proposed is acceptable in design terms. There have been many recent applications in Pasture Road for extensive extensions and alterations to properties or outright replacement dwellings, where the scale and extent of changes were considered appropriate. There is no reason to draw a different conclusion for this site. The host dwelling is of pleasant appearance but is not so special to warrant retention in the context of the neighbouring properties on Pasture Road. The proposal would retain a traditional character and external finish, especially from the front elevation with the proposed two-storey bay windows. There is a wider variety of architectural styles including hipped and gabled dual-pitched roofs, general scales of development

including modest and very sizable properties, and materials on this street scene including various brick and render finishes.'

Despite the variety of designs, exterior finishes, plot coverages and relationships of buildings, one to another, and in many cases lack of slavish adherence to the 'design principles' the development that comprises Pasture Road still manages to adhere to the principles of the nature of development in a garden city. Wide grass verges are maintained for the most part, individual buildings are set back from the highway with verdant front gardens, there are trees and mature hedgerows, all of which contribute to a most attractive open feeling environment which displays a diversity of form and appearance. The proposal for the application site will be but one part of the eclectic blend that is Pasture Road.

2. The buildings height has been increased and there is an inconsistency to the window styles and roof treatments.

The first part of this reason for refusal is factually incorrect. The ridge height of the building has not been increased. It is the same as the existing dwelling. The ridge to the forward projection of the building is higher than the existing but this needs to be reviewed in the context of the entire design.

The second part of the reason for refusal is not explicit regarding what the inconsistencies in window styles and roof treatments are and is thus unclear. The base unit for the window design is a plain rectangular casement. This is repeated consistently throughout the building in various forms. On the front elevation it is used to create bay windows to ground and first floors. On the north elevation it is used as a pattern to provide a large decorative window for the staircase. Windows of this nature have been in use in this manner for very many years. On the rear elevation the rectangular form is used in an elongated form for the large doors to the living space that look over the garden. This design is replicated in a considerable percentage of modern houses.

There are just two exceptions to this established pattern of fenestration. The first is the inclusion of opening lights to windows serving bathrooms on the side elevations of the building. This is a practical response to the need for both ventilation and privacy in positions where the windows are totally inconspicuous. The second exception is the modest first floor landing window above the front door which has been provided with an arched head. This is a small decorative flourish which has a very minimal impact on the appearance of the building overall but could quite easily be substituted with a pair of plain casements if required for conformity.

As indicated, the apparent inconsistency of roof treatments is not understood. The proposed new roof would be constructed from red clay tiles. Solar panels would be attached to parts of the south facing slopes in accordance with good practice for energy consumption. The small area of flat roof at the rear of the building would have a conventional felt finish set below a brick parapet with a glazed lantern light.

3. Any two-storey building should be at least 2m away from adjacent boundaries.

The flank walls of the replacement dwelling will occupy the same position of those of the existing building. The existing northern flank wall is built on the property boundary. This is an unusual circumstance but is a response to the location of a public footpath in a strip of land to the north of the site. In terms of separation from the adjoining property there would be no advantage in terms of space between buildings and privacy issues in setting the proposed dwelling a further 2m away from the boundary. This siting was not an issue for the planning case officer. The case report stated the following.

‘However, the site is split from No.15 by an existing footpath and a dense line of trees which are largely as tall as the host dwelling. Therefore, whilst the scheme will appear larger on this boundary, given the separation distance and existing screening between the two properties, it is considered that the proposal will not result in any adversely overbearing impact on this neighbour, nor will it result in loss of privacy or daylight/sunlight, given the enforcement of obscure glazed conditions for suitable windows and the fact the scheme is sited beyond the 45-degree line from the nearest habitable window.’

The proposed building will remain physically separated from the dwellings on the adjoining plots.

4. Loss of any of the original features of the existing building.

The existing building is a later C20th design version of the earliest garden city houses utilising in particular, small paned windows, hipped roofs and retaining chimneys, albeit these are set back from the site frontage as relatively insignificant design features. It is recognised that these features are particularly important for new or replacement development in the older part of the city. In this case, in the ‘Modern Character Area’, the proposed dwelling takes a different design approach as have many other extensions, alterations or replacement buildings in Pasture Road. It is not necessary to retain the features of the existing building in a new approach.

5. The bulk and massing of the proposed building and the style is incongruous with the street scene and wider context of the town (a hipped roof is preferred to reduce the bulk of the building).

See the response to 6 below.

6. The new building should better reflect the existing design, in particular through the retention of fenestration and chimneys.

The response to reasons 5 and 6 for refusal is covered by the response to reason 1 above. The design may not reflect the design of the two adjacent properties, or that of the original dwelling, but it is by no means incongruous when viewed in the context of the surrounding buildings in Pasture Road.

7. The removal of three trees within the frontage of the property without the reinstatement of an appropriate replacement trees(s).

The applicant is perfectly willing to replace any trees lost as the result of the proposal and would have agreed to such a request had it been made on behalf of the Heritage Foundation during the consideration of the application.

Such replacement could be the subject of a condition for the submission and approval of a landscaping scheme by the Householder Applications Committee.

It should be noted that the Council did not impose a condition to this effect on their own approval.

On the basis of the above it is not considered that this is a reason for objection that is reasonable since the issue could easily be rectified.

8. When creating hard-standings on front gardens 50% of the original frontage should normally be maintained as soft landscaping.

It is important to note the use of the word 'normally' in this context. There is no prohibition of a hardstanding of less than 50%. It is assumed that this is a judgment that will vary according to the attributes of any given scheme and must be assessed carefully.

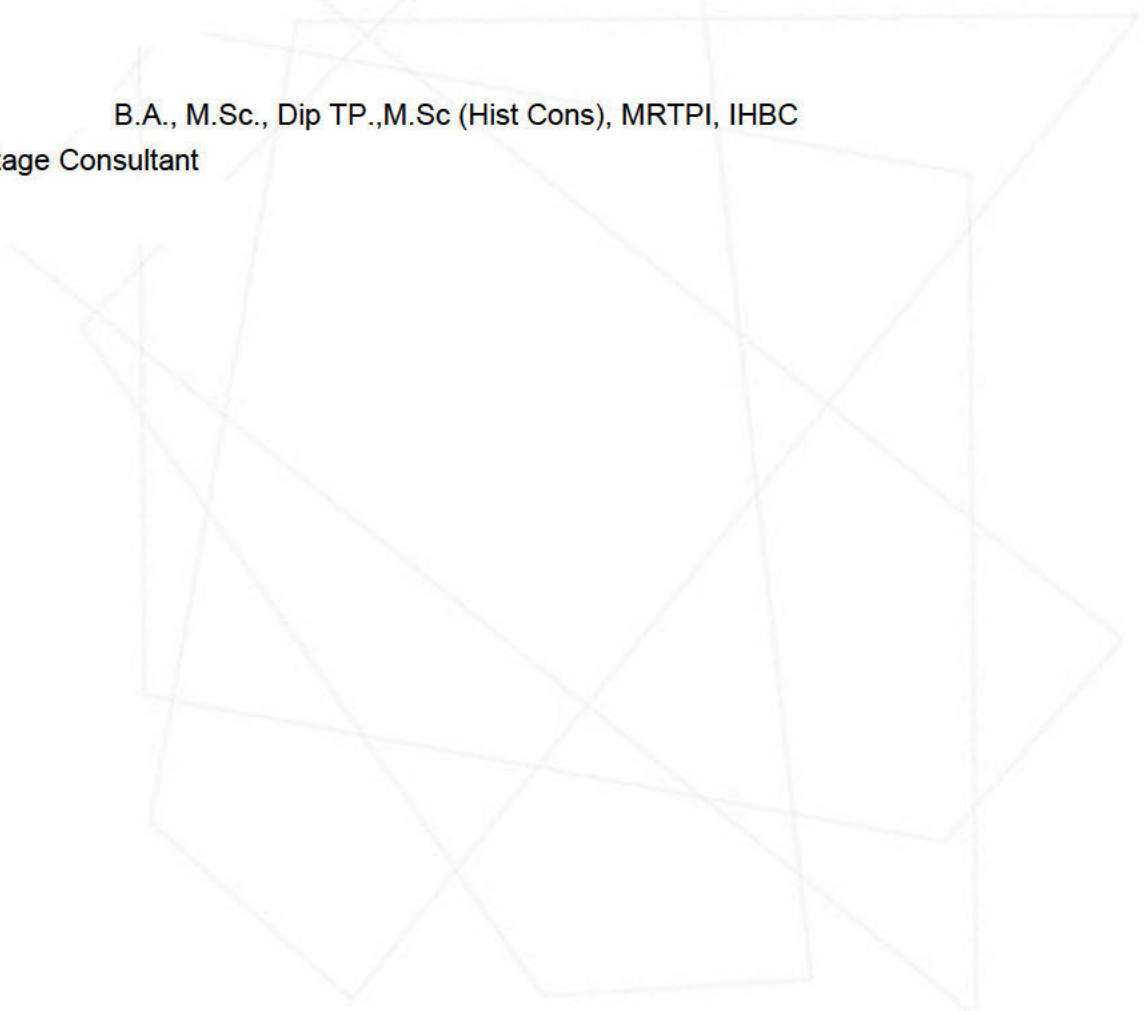
In a similar manner to point (7) above relating to the loss of trees, the design of the hard-landscaping on the site frontage could easily be adjusted to achieve the maintenance of 50% soft landscaping should this be deemed essential to maintain the appearance of the site frontage. The detail of the layout as well as tree and shrub planting could have been part of the landscaping scheme already referred to .

On the basis of the above it is not considered that this is a reason for objection that is reasonable since the issue could easily be rectified.

In conclusion, it is considered that the application proposal for a replacement dwelling at the site constitutes a perfectly reasonable proposal for a new dwelling that is appropriate for the site and for the immediate locality. Whilst it is recognised that there is a desire to ensure that the local design codes are respected, they should be applied in a reasoned and considered manner having regard to the site and context. In this case, a desire to retain a design of dwelling that reflects former patterns of Garden City development is not in sync with the actuality of the designs that have been executed in the immediate locality of the site.

Yours sincerely

B.A., M.Sc., Dip TP., M.Sc (Hist Cons), MRTPI, IHBC
Heritage Consultant



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NOTES



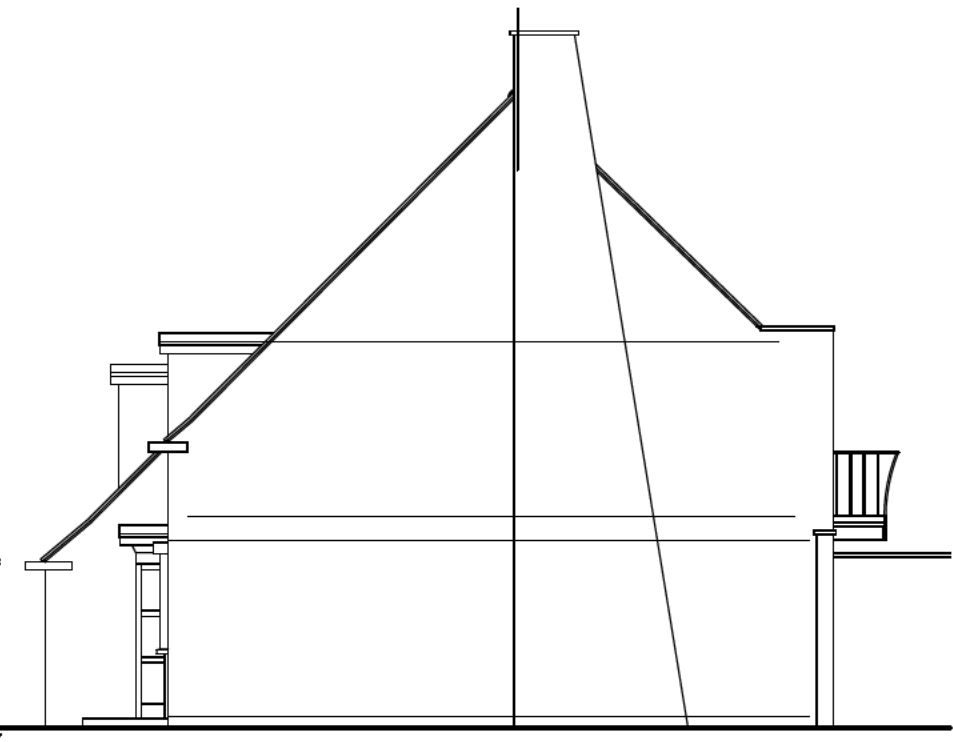
Rear Elevation



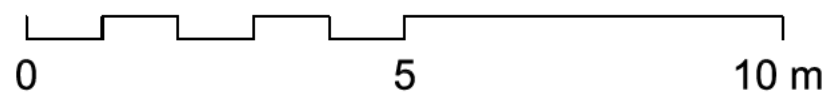
South Elevation



Front Elevation



North Elevation



FOR PLANNING

JOB TITLE
 Proposed Extension and Alteration to
 57 Pasture Road, Letchworth Garden City

DRAWING TITLE
 Existing Elevations

SCALE 1:100	DRAWING NUMBER 09	REVISION -
DATE Feb. '16		
SHEET A3		
JOB NUMBER 3225		

ARCHITECTS & INTERIOR DESIGNERS



Front View from Drive

Revision -
3225 / 42

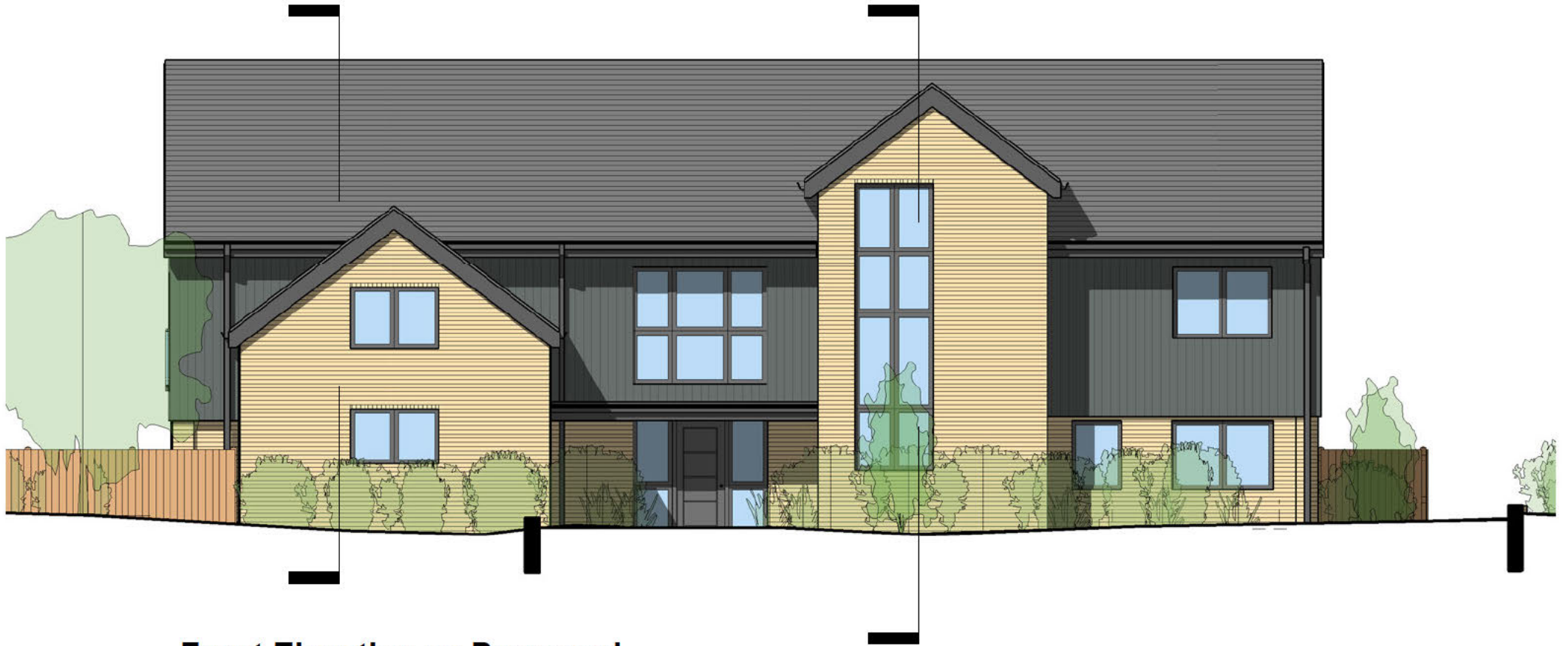
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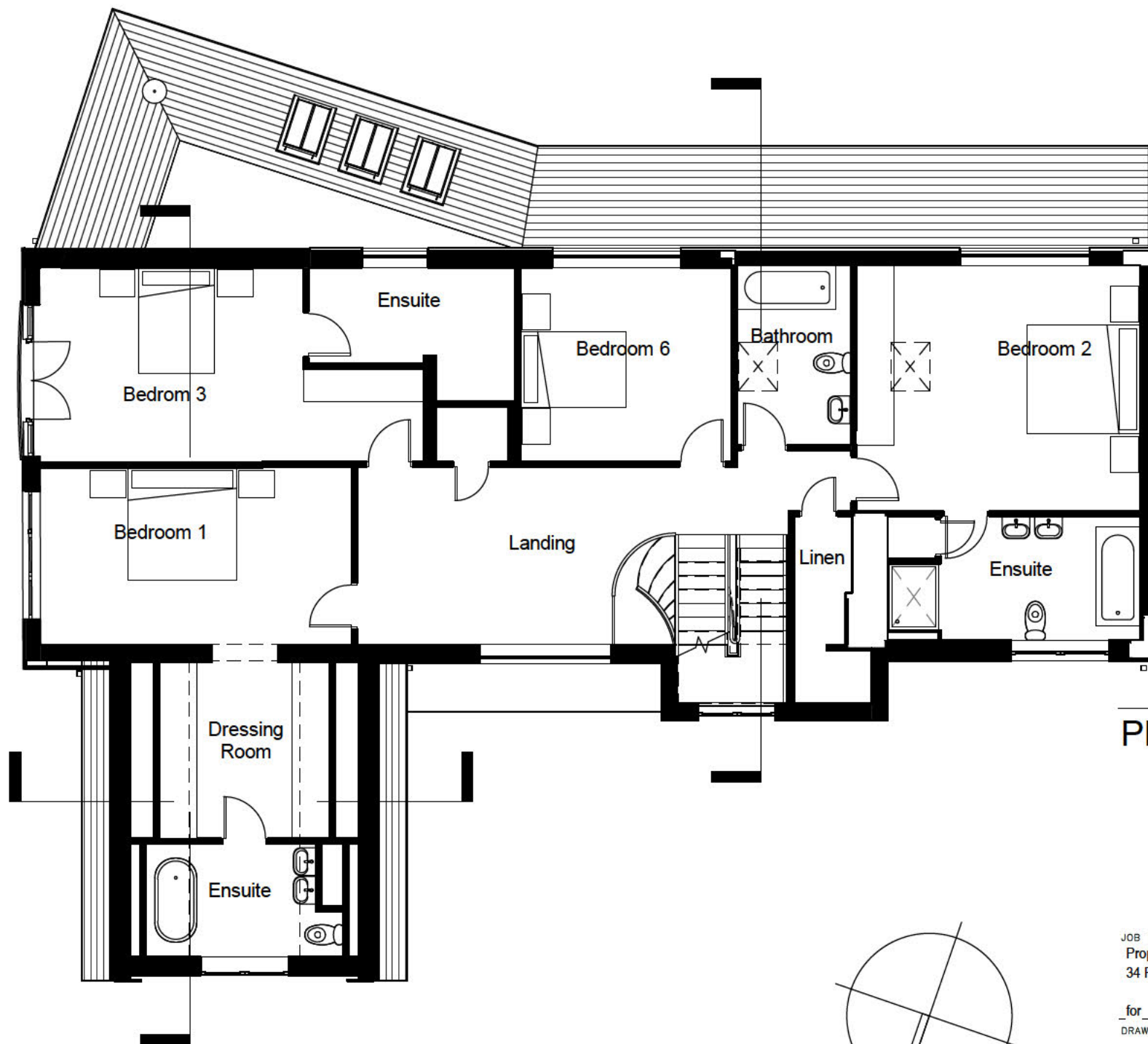
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NOTES



Front Elevation as Proposed

1 : 100



First Floor Plan as Proposed

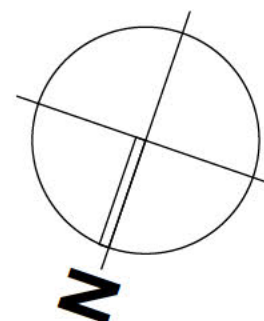
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PLANNING

JOB TITLE
 Proposed Replacement Dwelling at
 34 Pasture Road, Letchworth Garden City

for _____

DRAWING TITLE
 Proposed First Floor Plan and Front Elevation



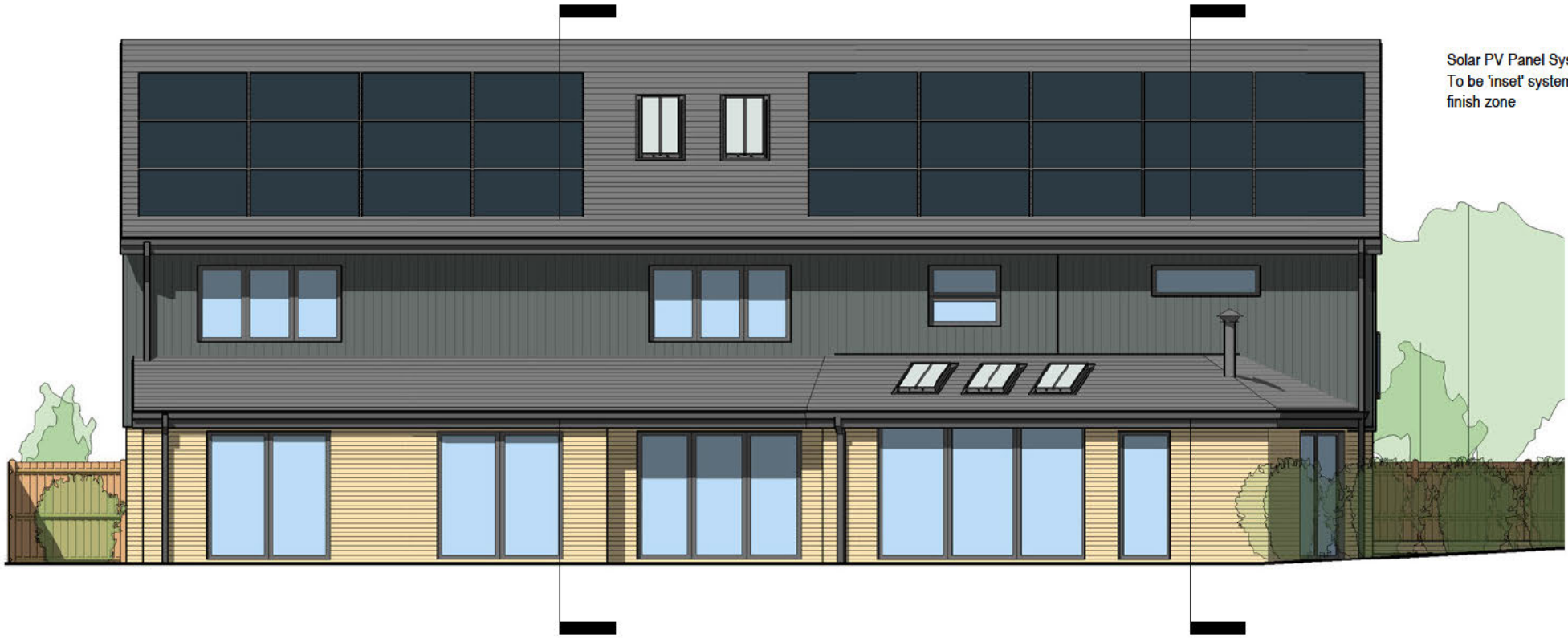
SCALE 1 : 100	DRAWING NUMBER 201	REVISION -
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ARCHITECTS AND INTERIOR DESIGNERS		

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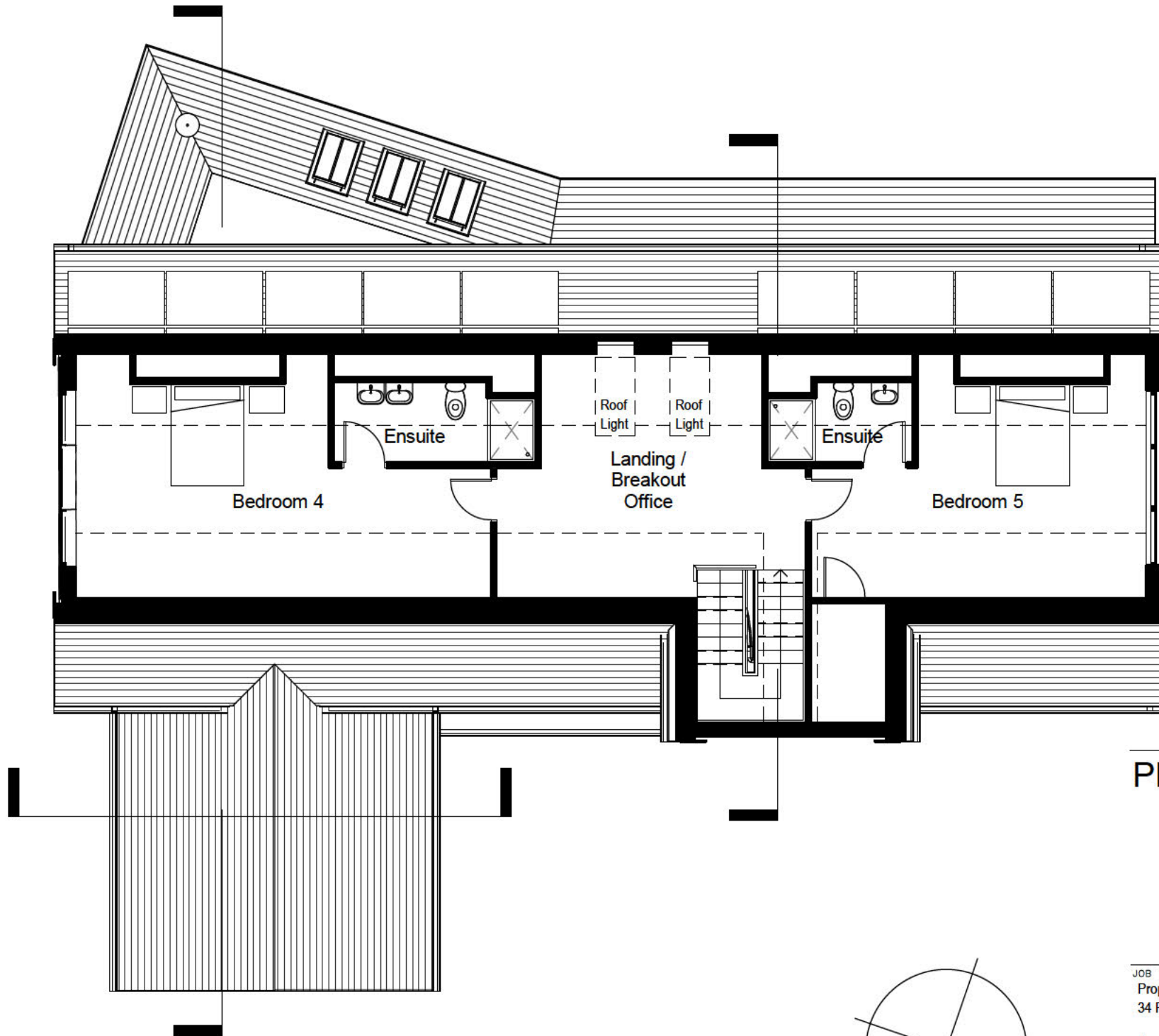
NOTES



Solar PV Panel System
 To be 'inset' system, built into roof
 finish zone

Rear Elevation as Proposed

1 : 100



Proposed Second Floor Plan

1 : 100

PLANNING

JOB TITLE
 Proposed Replacement Dwelling at
 34 Pasture Road, Letchworth Garden City

for
 DRAWING TITLE
 Proposed Second Floor Plan and Rear Elevation

SCALE 1 : 100	DRAWING NUMBER 202	REVISION A
DATE		
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JOB NUMBER 3195		
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