

Appeal Decision

Site visit made 15 July 2026

By Ruth Reed BA DipArch MA PGCertEd PPRIBA HonAIA FRIAS

An Independent Scheme of Management Inspector
Appointed by the Heritage Foundation Letchworth Garden City

Decision date 25 July 2026

Appeal Reference RR/2026/024

17 Pasture Road, Letchworth Garden City, Hertfordshire, SG6 3LP

- The appeal is made by _____ against refusal of consent under the Scheme of Management of Letchworth Garden City Heritage Foundation for the application submitted on 22 May 2025.
 - Consent for the revised scheme was refused by the Heritage Foundation's Householder Applications Committee on 18 July 2025. It was reviewed by the Advisory Management Committee on 13 November 2025 and the decision to refuse was upheld.
 - The development proposed is: Demolition and erection of detached dwelling with integral garage.
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Decision

1. The appeal against the refusal of an application for demolition and erection of detached dwelling with integral garage is dismissed.

Preliminary matters

2. A proposal to extend and alter this property were considered at appeal ref RR/2021/010 dated 29 September 2021 and again at appeal ref. RR/2023/014 dated 23 May 2023. The new proposal is for a replacement dwelling that would occupy the approximate footprint of the existing house.
3. There is no reference to replacement dwellings in the Design Principles. However the works do require the written consent of the Heritage Foundation under the Scheme of Management. This decision considers the proposal on the basis of its impact on the surrounding area and how it relates to the house it would replace.

4. Reference has been made by the appellant to the planning consent for the scheme granted by North Hertfordshire District Council. Grant of planning consent does not imply automatic approval by the Heritage Foundation. The tests of design and appearance under the Scheme of Management are different from those made by the Planning Authority. The object of the Scheme of Management is to preserve *standards of appearance and amenity (whether existing or in future) on the Estate*.

Main Issues

5. The main issue in this case is the impact of the alterations on the street scene and the character of the area with reference to the building it would replace.

Reasons

6. 17 Pasture Road is a two-storey dwelling with a one-and-a-half storey garage to the front, a single storey side extension providing a conservatory to the north, and single storey full width lean-to extension to the rear elevation with a sunroom extension central to this. The house has a hipped roof with brick gables. The front and rear elevations have tile hanging to the first floor and the ground floor of the front elevation is rendered.
7. The proposed replacement dwelling would have a two storey gabled garage block forward of the main building line and a two storey gabled projection to the main front elevation. The ridge line of the main house appears to be a similar height to that of the existing house. To the rear there would be similar gabled projections and a flat roofed single storey block to the south side adjacent to the boundary with 19 Pasture Road.
8. The house would be in brick with rendered panels on the first floor of the side elevation that faces north. This elevation has the main house projecting by 200mm from the gabled projections to front and rear.
9. The most significant difference between the proposed house, and the existing dwelling and its neighbours, is the full gable roof which is at the same height as the main front and rear projections. This has several effects on the massing of the proposal.
10. The full gables make the house more massive, reducing the space between the roof of the house and those of its neighbours when seen from the street. Although Pasture Road has a wide variety of architectural styles leading to a diverse street scene, number 17 currently has hipped roofs and lies between two houses with hipped roofs and this makes this area of the street feel more spacious.

11. The bulk of the proposed house would be increased by making all of it a full two storey height with a continuous ridgeline between the main house and the front and rear projections. In particular the full two storey garage wing would be considerably more massive than other forward garage blocks on this part of Pasture Road and the one on the existing house.
12. The effect on the north elevation of these gabled two storey wings is to create a long two storey flank wall relieved by a small offset each side of the main house block and the rendered panels to the first floor of the projections. These features would not provide enough articulation to break up the elevation. At the moment this elevation is largely obscured from the street by existing trees but these lie outside the control of the appellant and cannot be relied upon in the long term to screen this side of the house.
13. This elevation contains a number of windows including a very large staircase window that could result in overlooking toward number 15 Pasture Road.
14. The Householder Applications Committee also considered that the single storey section of the rear elevation was too close to the boundary with number 19. I have considered the impact of this from the street and I do not consider that this would be detrimental to the street scene. I also consider that it is sufficiently far from the boundary to avoid significant impact on the outlook from number 19.
15. The appellant has compared his proposal with other properties on Pasture Road and further afield. There is no requirement to make the replacement dwelling a replica of the original, nor should it need to be in the same style. The Scheme of Management requires only that the standards of appearance are preserved. The proposed window details are consistent with more recent development elsewhere on Pasture Road and could be acceptable here on a less massive building.
16. The depth of frontage cannot be compared to corner plots elsewhere on the road and the setback of the house does not justify the two storey garage block in an area of the street that has much smaller forward garage blocks at a similar distance from the Road.
17. On Pasture Road there are houses that are considerably taller than their neighbours, sometimes partly as a result of the rise in the land. This area of the Road, however, has fairly consistent roof heights between the dwellings and the ground is relatively flat. The houses are set back and the consistent rooflines provide a spacious street scene. The circumstances elsewhere do not justify an incongruously bulky house in this location. It would not preserve the standard of appearance.
18. The examples quoted by the appellant that are elsewhere in Letchworth are not comparable to this location or building type.

19. I have read the correspondence between the appellant and the Heritage Foundation. I can see that the potential for gables to the main house on a replacement dwelling was initially considered a possibility but that on receipt of the proposal before me, the Heritage Foundation considered that this would make the replacement dwelling too bulky. I concur with this view.
20. The remark made in a meeting dated 16 March 2022 about all hips or all gables appears to refer to extensions to the existing house prior to any discussion about a replacement dwelling.

Conclusions

21. Having read the submissions and seen the site and its context again, I conclude that the proposal for demolition and erection of detached dwelling with integral garage does not meet the objectives of the Scheme of Management to preserve the standards of appearance and amenity (whether existing or in future) on the Estate. The appeal is dismissed.

Ruth Reed

Independent Scheme of Management Inspector