

APPENDIX E –

34235

Rear extensions, garage conversion, new doors & windows, plus carport (revised scheme)

HAT MEETING MINUTES – 29th November 2018

HAC MEETING MINUTES - 17th December 2018

REFUSAL LETTER FOLLOWING HAC – 18th December 2018

AMC MEETING MINTUES – 7th March 2019

HAC MEETING MINUTES – 26th April 2019

REFUSAL LETTER – 29th April 2019

HAT MEETING MINUTES – 29th November 2018

Meeting Notes
Heritage Advisory Team Meeting
29th November 2018

Ventersdorp, Barrington Road (34235) – Rear extensions, garage conversion, new doors & windows, plus carport (revised scheme)

CP discussed this case.

- CP advised that following revisions to the drawings, a further objection has been received from [REDACTED] this relates to amenity and noise from the pump room.
- The team agreed that a better solution would be to remove the garage and bring the extension forward.
- The team agreed that CP shall advise the applicant that based on the current drawings, the application is likely to be refused. Alternatively the applicant may wish to agree to the suggested revisions, which shall also include the removal of the car port.

The HAT agreed that the application shall be referred to December HAC.

HAC MEETING MINUTES - 17th December 2018

Meeting Notes

Householder Applications Committee Meeting

17th December 2018

Ventersdorp, Barrington Road – Rear extensions (to include hydrotherapy pool), garage conversion with new doors & windows plus car port at main entrance

DA presented this case on behalf of CP.

- The application relates to a Freehold property built in c1920. It is located in the Heritage Character Area.
- The Committee carried out a site visit to the property and met the owners, their agent and neighbouring occupiers at [REDACTED]
- [REDACTED] advised that the AMC agreed with the decision to refuse the application due to the size of the extension and its relationship with the existing building and setting.
- The AMC felt [REDACTED] would be adversely affected by the location of the proposed swimming pool.
- The AMC felt that the swimming pool would be better located within the space where the garage is currently located.
- The AMC felt that the proposal would be an overdevelopment of the site and in such close proximity to Cloisters Cottages.
- The AMC felt that there would be scope for a scheme, if the garage were to be demolished, this could be carried out more in character with the property.
- The AMC felt that the car port would not be acceptable.
- The Committee was of the view that the AMC's opinion and the original refusal are sound and that the application should be refused due to the impact on the existing property, an over-development of the site and possible impact on neighbouring occupiers. It was agreed that an alternative, looking at a side extension replacing the garage should be considered with the owners.

The HAC agreed that the application shall be refused.

REFUSAL LETTER FOLLOWING HAC – 18th December 2018

Heritage Advisory Team

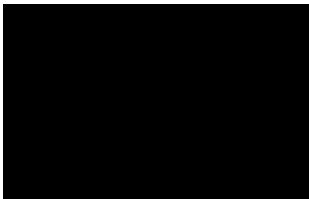
Heritage Advisory Centre, 43 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
T: 01462 476017 E: home@lethworth.com



Our Ref: 34235

Date: 18th December 2018

www.lethworth.com



Dear 

Rear Extensions (To Include Hydrotherapy Pool), Garage Conversion with New Doors And Windows Plus Car Port At Main Entrance, Ventersdorp, Barrington Road, Letchworth Garden City

The application for the above proposal was considered by the Householder Applications Committee at its meeting on 17th December 2018.

At this meeting the Committee took into account all of the issues raised and after careful consideration the decision was to refuse consent for the proposal, as it contravened our Design Principles, for the following reasons:

Rear Extension

- *Rear extensions should complement the character of the original house, utilising matching materials and detailing, and have balanced proportions and scale.*

Ventersdorp has been the subject of extensive remodelling and has already been heavily extended. The proposed new dining room increases the footprint further

Proposed Hydrotherapy Pool

- *Sheds and detached outbuildings will not normally be acceptable if they exceed 10% of the area of the rear garden, free of buildings, to a maximum of 20 square metres and/or over 3 metres in height.*
- *Sheds and detached outbuildings that exceed these dimensions may be accepted if their size is not out of proportion to the house and they do not dominate the rear garden or have a significant impact on the neighbouring property, including its garden.*

The proposed Hydrotherapy Pool is considered to be overdevelopment of the site.

Car Port

- *Front extensions are discouraged*
- *Proposals for front additions will not be supported unless it can be demonstrated that they will not cause harm to the appearance of the existing property or its group*

Whilst simple in its design, the Committee were of the opinion that the car port would cause harm to the appearance of the property.

I know this decision is disappointing; therefore, we would be more than happy to discuss alternatives, to achieve a proposal acceptable to both parties.

Alternatively, should you not agree with this decision, you can choose to seek for your application to be reviewed by the Advisory Management Committee who will report their findings to the Trustees. Should you wish to proceed with this, please can you ensure that we receive your written confirmation within 6 months of the date of this letter. You may also wish to provide a written statement in support of your review.

Please refer to our website for further information:

letchworth.com/your-home/application-process

Should you have any further queries, would like to discuss the decision, or amend your proposal please contact me on the number above.

Yours sincerely



Claire Pudney
Heritage Advice Service Manager



AMC MEETING MINTUES – 7th March 2019

Meeting Minutes

Advisory Management Committee

7th March 2019

8. Ventersdorp, Barrington Road - Rear extensions, garage conversion, new doors & windows, plus carport (revised scheme)

- 8.1 CP explained the scheme to the Committee
- 8.2 CP advised of an error in point 3.13 of the HAC report and advised that the proposed pool is 3m x 6.6m; not 8m x 3.5m
- 8.3 CP advised that although the revised scheme has been reduced, there are still concerns that the extension extends too deeply into the rear garden.
- 8.4 CP advised that there are on-going concerns in relation to the proposal being located in the rear garden as there is an opportunity at the side of the property.
- 8.5 CP advised that the proposed link between the property and the pool is a necessity due to safety reasons.
- 8.6 The Committee considered whether the pool could be located within the space occupied by the garage and agreed that the proposal would be less intrusive on the neighbouring properties if located closer to the house.
- 8.7 CP advised that the objectors have raised concerns in relation to potential noise from the pump.
- 8.8 The Committee met with the applicant, agent and carer and viewed the property from the front and rear. The Committee also met with an objector.
- 8.9 The Committee agreed that the proposed dining room and guest room were the origins of their concerns with the proposal and felt that the pool should be located within this area, and perhaps the garage space.
The Committee agreed that the proposed dining room and guest room were the origins of their concerns with the proposal and felt that the pool should be located within this area, and perhaps the garage space.
- 8.10 The Committee felt that the objectors' concerns in relation to potential noise emission from the pump were justified and felt that an acoustician's report should be submitted.

CP advised that this has been requested, however, the only supporting documentation received has been a brochure.

- 8.11 The Committee noted that the rear wall of the proposed guest room has a window. The Committee agreed that if this were to be omitted, the extension could be integrated into the garage/guest room.
- 8.12 The Committee agreed that the proposed car port is unacceptable.
- 8.13 The Committee confirmed that the CGI images were reviewed on site.
- 8.14 The Committee were unanimous in supporting the decision to refuse consent, made by the Householder Applications Committee; due to the design being unsympathetic to the setting. The Committee agreed that the proposal has not been significantly reduced in size and felt that consideration should be given to an alternative arrangement of the elements. Re-consideration should be given to the relationship between the existing house and the pool in order to reduce encroachment into the garden area. The relationship with the right-hand side boundary should be considered more carefully. Consideration of the noise is also a concern and the Committee felt that a report from an independent acoustician would be beneficial.

HAC MEETING MINUTES – 26th April 2019

Meeting Minutes

Householder Applications Committee

26th April 2019

Ventersdorp, Barrington Road – Rear Extensions, garage conversion, new doors & windows, plus carport (revised scheme)

CP presented this case.

- The application relates to a Freehold property built in 1920. It is located in the Heritage Character Area.
- CP advised that planning permission has been granted; although it was noted that works cannot be carried out without consent from the Heritage Foundation.
- It was noted that due to permitted development, NHDC has very little control. The Heritage Foundation deal with different criteria and legislation.
- CP advised that concerns remain in relation to the size of the proposal; it was felt that the 3d imagery emphasise these concerns.
- CP advised that the car port is not acceptable.
- CP advised that during negotiations, the applicant has been offered alternative options. CP has suggested that the proposal is brought forward.
- The Committee carried out a site visit to the property and met with the objector.
- █████ advised that the AMC sympathised with the applicant's condition; however, the AMC felt that the current design makes no concession to the adjoining neighbour.
- The AMC agreed with the acoustic concerns from the objector and felt that the encroaching nature of the proposal is clear within the 3d drawings.
- █████ advised that the AMC were unanimous in recommending refusal and recommend that the applicant seeks a design which respects the rear garden and respects the boundary with the adjoining neighbour.
- It was noted that the agent has advised that the pool will have a cavity wall with an acoustic lining.
- The Committee agreed that the plot is a good size.
- The Committee agreed to the importance of the correct materials being proposed.
- CP advised that advice has been consistently provided requesting that the proposal is brought forward and that the garage is incorporated as part of the proposal.
- The Committee agreed that the car port is unacceptable.
- The Committee agreed that the garage could be brought forward by 3m, or, level with the front of the house.

- The Committee agreed that they are not content with the proposal as it stands.
- The Committee sympathised with what the applicants are trying to achieve; but felt that both parties need to work together to come to an acceptable compromise.

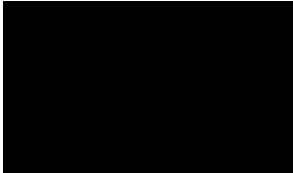
The HAC agreed that the application shall be refused, and that an alternative scheme shall be discussed.

Alternatively, the applicant shall have the option to refer the decision to the Independent Inspector.

REFUSAL LETTER HAC FOLLOWING AMC – 29th April 2019

Letchworth
Garden City
Heritage Foundation

Our Ref: 34235
Date: 29th April 2019



Dear 

**Rear extensions, garage conversion, new doors & windows, plus carport
(revised scheme)
Ventersdorp, Barrington Road , Letchworth Garden City**

I refer to the above application.

I can confirm that the Advisory Management Committee (AMC), has reviewed the application and has recommended that the original decision to refuse is upheld.

The Householder Applications Committee has had an opportunity to consider the views of the AMC and supports the original decision to refuse consent for the proposal, as set out in our letter dated 18th December 2018.

We do have an Independent Inspector process which you may wish to consider, please refer to our website for further information:

letchworth.com/your-home/application-process

Should you have any further queries, would like to discuss the decision, or amend your proposal please contact me on the number below.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Claire Pudney', with a long horizontal stroke extending to the right.

Claire Pudney
Heritage Advice Service Manager
home@letchworth.com
Tel: 01462 476017

