



17 Pasture Road

1. Matter for Consideration

- 1.1 An application for: Two storey rear extension, one storey side extension and first floor extension above part of garage plus roof extensions to existing hips to form gables and alteration to fenestration

2. Information

- 2.1 Applicants: [REDACTED]
- 2.2 Site: Freehold house built c.1970s. The surrounding area is designated as Modern Character Area.
- 2.3 A copy of the refusal letter and Heritage Advice Service (HAS) minute, is available in **Appendix A**.
- 2.4 An email requesting the AMC to review the scheme is in **Appendix B**.
- 2.5 **A3 format copies of the drawings for the proposals, are attached at the end of this report. Applicant's statement is also attached at the end of the report**
- 2.6 Neighbour comments are attached at **Appendix C**
- 2.7 Photographs are at **Appendix D**
- 2.8 Location map is attached at **Appendix E**

- 2.9 Planning Permission was granted ref 20/01392/FPH on 6th October 2021
- 2.10 The AMC is asked to review the decision to refuse consent for the proposals.

3. Case Officer Comments

3.1 This is the third application submitted by the applicant to effectively demolish the existing building and re-build on the site. The main issue revolves around the lack of good quality information in support of the application and clarity over the final appearance. The applicant was advised to submit an application for demolition and re-building with better quality plans, but this advice has been ignored to date.

3.2 The poor quality of the submission resulted in a refusal letter which tried to flag the more pertinent issues. The homeowner states in his application submission:-

For your information, I am not demolishing the property. I am replacing the external bricks to insert the window and door surroundings. The ridge height will remain the same as the existing main house

However, the proposed changes cannot be considered to harmonise with the existing design of the host building and effectively would completely alter the appearance of the existing structure.

3.3 The existing property was constructed circa 1968 and is of its time in architectural terms. It originally had Crittall windows. It has a chimney, tile hanging with render at ground floor to the front and rear elevations which are framed within light brickwork piers.

3.4 Later additions included the raising of the garage to provide first floor accommodation as well as a single storey rear extension with a central conservatory to the rear.

3.5 In its current form the application is inadequate, falling between complete demolition and rebuilding or substantial alterations that fail to respect and harmonise with the host building.

In terms of the Design Principles the proposals cannot be considered to be acceptable. The following paragraphs elaborate on this statement.

3.6 **Roofs –**

- *Changes to the style and height of a roof will not normally be acceptable.*
- *Roof alterations should reflect the original roof design and specifications*

The original roof is hipped, the proposal shows a gabled roof to the main house as well as to the extensions.

3.7 **Windows-**

- *The design of replacement windows should match the original windows for the property.*
- *Replacement windows should ideally match the style and design of the original windows in the property.*

The proposed windows are open glazed which again alters the design of the property which is not being demolished but significantly altered. There is a proposal for “stone surrounding where applicable”! Is this for the front or all the windows? How will this sit with the existing tile hanging? How is this to be designed? Some windows appear to be sash windows which again do not reflect the original Crittall design.

3.8 **Rear elevation –**

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

- *Roof pitches can have a substantial impact on the character of the original house; therefore proposed roof pitches shall be consistent with the original roof design of the house.*

Ground floor and 2 storey extensions up to a depth of 5 metres from the original main rear building line of the house may be acceptable. When 2 storey extensions would have an impact on neighbouring properties, a reduction in depth and/or width may be required.

The proposed rear extension which is not dimensioned on the plan which exacerbates the ability to fully consider the application. It appears to be approximately 6.5metres in depth and may have an impact on neighbouring properties but no light angles have been provided.

The proposed design bears no relationship to the existing building that is to be extended and the design is very poor and contrived. The gables are not equal nor balanced. The fenestration is poor and contributes to the poor quality of the proposal.

- ### 3.9 **Side extension** – The additional niche to the dining room further diminishes the space around the property squeezing what is a substantial building into the rather slim plot. This is an ad hoc add on which further impacts on the appearance of the front elevation.

Garage - *Changes to the style and height of a roof will not normally be acceptable.*

Roof alterations should reflect the original roof design and specifications

The garage which already has a first floor is to be further heightened to align with the new roof providing no relief to a large proposed side elevation.

The ground floor is still supposedly a garage yet has windows which again have no indication of treatment, are these to have stone surrounds?

- 3.10 The whole proposal is not thought through and lacks detailing and explanations. If it is as the applicant claims only extensions to the existing house then it needs to respect the original detailing . The hipped roof needs to be maintained as does the fenestration, tile hanging , render and brickwork. The rear extension needs to be reduced in size and re-designed to be more sympathetic to the host building.

4. Neighbour comments

- 4.1 Neighbour comments were received. The concerns raised were the mass of the proposals, the impact to their front garden in terms of light and overlooking as well as disruption during the build.
- 4.2 The HAS would agree that this is over development and the raising of the garage will have an impact on their front garden.

5. Applicant's comments

- 5.1 The applicant has submitted an agent's report which bases their argument around the fact that NHDC has approved the plans in their existing format and therefore by default the HF should approve the application. NHDC are an independent body to the Heritage Foundation and operate under Planning Legislation. The decision reached by NHDC is not binding on the Heritage Foundation.
- 5.2 The Heritage Foundation operates the Scheme of Management under the Housing Reform Act 1967 and considers external alterations. Our remit is to consider their impact on the estate of Letchworth, the streetscene, the property and on the neighbouring properties. It is not unreasonable to refuse an application that fails to provide sufficient information for an approval to be granted.
- 5.3 It is to be noted in the Planning Officer's report that she states:-

I note that this application has been submitted as extensions to the existing house. However, given the scale of the works and that a new roof is proposed as well internal alterations, I am of the view that this project is more of a demolition and re-build. However, in the event that in the build process it turns out that the house does need to be demolished and re-built, this permission will not cover this and a new application would be required. Yet in the supporting statement from the applicant he claims that this is not a demolition.

6. Conclusion

The crux of the matter and the reasoning behind refusing the application are that the proposals in their current form show a significant and excessive amount of alterations which would be akin to the demolition of the property. In terms of the Design Principles, alterations should respect the host building. It is clear that there has been no attempt to reference the host

building with these proposals and as such the application cannot be considered acceptable.

The AMC is asked to review the decision to refuse consent for proposals which are contrary to the Design Principles.

Appendix A – Refusal Letter and HAS Minute

Letchworth
Garden City
Heritage Foundation

Our Ref: 36541

Date: 29th October 2020

██████████
17 Pasture Road
Letchworth Garden City
Hertfordshire
SG6 ██████████

Dear ██████████

Two Storey Rear Extension, Two Storey Side Extension & First Floor Extension Above Part Of Garage Plus Roof Extensions To Existing Hips To Form Gables & Alteration To Fenestration, 17 Pasture Road, Letchworth Garden City

The application for the above proposal was considered by the Heritage Advice Service (HAS) at its meeting on 29th October 2020. At this meeting the HAS team took into account all of the issues raised and after careful consideration the decision was to refuse consent for the proposal, for the following reasons:

The proposal as it stands would be better described as demolition of the house and the building of a new detached dwelling. This combined with the poor quality of the drawings and accompanying details in this submission, is insufficient. This leads to a lack of clarity for local residents who may wish to comment on the application and uncertainty to the team and members of our Committee who would be responsible for determining this application.

Overall, we are of the view that the proposal has failed to demonstrate compliance with the Design Principles for the Modern Character Area and although we would not object in principle to an extension of this property, there are a series of areas of concern with the application in its present form.

Until we have a clear understanding on the full nature of the proposed works as well as clearer plans, we cannot provide a comprehensive list of issues to address, but from the information supplied, the aspects of the scheme that we have concerns about include:

1. The roof appears to be altered from a hipped roof to a gable roof
2. The garage block appears to be being raised

Both of the above are contrary to the Design Principles which state:

- o *Changes to the style and height of a roof will not normally be acceptable*
- o *Roof alterations should reflect the original roof design and specifications*

3. The windows are shown as open glazed on the plans with stone cladding, yet the existing windows have glazing bars.

Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire SG6 3BF
🌐 letchworth.com ☎ 01462 530350 ✉ response@letchworth.com

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The proposed design to the rear elevation is poorly designed with a triple gable roof that is contrived. This is compounded by the alignment of windows .

In order for this matter to progress, we strongly recommend a suitably qualified professional should produce clearer plans and the intention to demolish and rebuild should be clearly explained. These amended plans should clearly show the proposal and should also consider our more detailed comments above and review the proposal against our Design Principles, to ensure compliance with the guidance included in this document.

I know this decision is disappointing, but should you not agree with this decision, you may request that your application is reviewed by the Advisory Management Committee, who will report their findings to the Trustees. Should you wish to proceed with this, please 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 the 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 below.

Yours sincerely



Heritage Advice Service Manager
home@letchworth.com
Tel: 01462 530335

Extract from HAS Meeting 29th October 2020**17 Pasture Road (36541) – Two storey rear extension, two storey side extension and first floor extension above part of garage plus roof extensions to existing hips to form gables and alteration to fenestration**

CP discussed this case.

- The team agreed that the proposal bears no resemblance to the original property and is deemed as a re-build.

The HAS agreed that the application shall be refused.

Appendix B – Request for AMC Review

Cover letter and statement are attached to this report

From:
To:
Cc:
Subject:
Date:
Attachments:

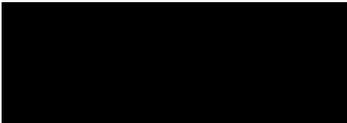


FAO Ms Claire Pudney

On behalf of our client, [redacted] please find attached a request for the decision to refuse Scheme of Management consent on 29 October 2020 in relation to the above property (your reference 36541) to be reviewed by the Advisory Management Committee of the Letchworth Garden City Heritage Foundation.

I look forward to hearing from you.

Regards



Appendix C – Neighbour comments

From: [REDACTED]
Sent: 31 October 2020 08:54
To: Home <home@letchworth.com>
Subject: Your ref 36541

FAO Claire Pudney

Hello Claire

[REDACTED] writing regarding the proposed extensions and alterations to 17 Pasture Road, Letchworth. [REDACTED] am [REDACTED] this response follows a letter you sent to [REDACTED] address on behalf of the Heritage Foundation.

[REDACTED] not sure what format these comments should take or what constitutes a reasonable objection however it does seem to [REDACTED] a considerable expansion on the current property which is already significant and question it's necessity given the occupants. Furthermore this will extend the property in an area that is visible and will affect [REDACTED] [REDACTED] Finally, the construction works will be disruptive to neighbours and the entire street for what appears to be an unnecessary project, so [REDACTED] would ask the foundation to consider these points before deciding to grant this extension.

Kind regards

Further comment following notification of AMC

From: [REDACTED]
Sent: 03 February 2021 08:27
To: Tracy Albon <Tracy.Albon@letchworth.com>
Subject: Re: 36541 - 17 Pasture Road

Hello Tracy,

Thank you for your note and apologies for the delay in replying.

Regarding the application [REDACTED] would simply reiterate [REDACTED] previous concerns, that the works will cause significant disruption on the road, the construction will mean that [REDACTED] overlooked [REDACTED] and that with just 2 residents in the property [REDACTED] question the necessity of the works they are proposing to carry out. All of this within the garden city where houses are of ample size and garden space has always been a priority. If there is anything else that you would like to discuss or that [REDACTED] should address in these comments, please do not hesitate to contact [REDACTED].

Kind regards,

[REDACTED]

Appendix D – Photographs



Relationship [REDACTED]



Current rear elevation





Side elevation



Relationship [REDACTED] which shows a narrow strip between the two buildings which will be exacerbated by the proposed side extension.