

REPORT FOR INDEPENDENT INSPECTOR

17 Pasture Road



1. Matter for Consideration

- 1.1 Proposal - 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 alterations to fenestration.

2. Background

- 2.1 The subject property is a freehold house, built c.1970s. The surrounding area is designated as **Modern Character Area**.
- 2.2 The property has been the subject of the following applications:

Nature of Works	Outcome
Installation of 2 new windows in garage	Approve Feb 2013
Two storey front, side & rear extensions, alterations to roof & change of fenestration	Refused May 2020
Outbuilding	Refused May 2020
2 storey rear & side extensions plus alterations to roof & fenestration	Refused July 2020

- 2.3 Planning Permission was granted by North Hertfordshire District Council ref 20/01392/FPH on 6th October 2021

- 2.4 Photographs are available in **Appendix A**.
- 2.5 A3 format copies of the drawings for the proposals are available in **Appendix B**

3. Application

- 3.1 The application is for substantial works to the existing building which seem to amount to demolition, however, the actual full extent of the works is very difficult to understand due to the poor quality of the submission documents.
- 3.2 The homeowner has submitted three applications to carry out works to the above property, but the poor quality of the plans and information has resulted in three refusals for these applications.
- 3.3 Advice has been given on the reasons for refusal and it has been suggested that the appointment of a qualified architect would aid a submission.
- 3.4 There is no objection to alterations being carried out to the property in principle which accords with our Design Principles, but the lack of detail hampers any formal decision being reached on the property apart from to refuse.

The application has been refused by the Heritage Advice Service team. This
- 3.5 refusal was reviewed and supported by the Advisory Management Committee and upheld by the Householder's Application Committee.

4. Scheme of Management and the Design Principles

- 4.1 Section 6 of the First Schedule of the Scheme of Management states:

Restriction on further development
6. Any owner shall not carry out any development redevelopment or alteration materially affecting external appearance of the enfranchised property or of any building or structure thereon save with the written consent of the Corporation (which shall not be unreasonably withheld) and in accordance with plans drawings and specifications previously submitted to and approved by the Corporation. Any such development redevelopment or alteration shall be made in accordance with the approved plans drawings and specifications and shall be carried out in a good substantial and workmanlike manner with sound and proper materials.

- 4.2 The Design Principles for the Modern Character Area state the following: -

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

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

Roof alterations should reflect the original roof design and specifications

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.

Rear extensions – 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.

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.

Side extensions – The width of side extensions can greatly impact on the original character of the home and the streetscene – particularly the vista between these homes.

It is preferable for extensions to be on the rear of the property as these normally have a reduced impact. Therefore, rear additions should be explored in the first instance.

Side extensions should be consistent with the character of the original house, utilising the detailing and matching materials, respecting the proportions and scale of the existing property.

5. Issues

- 5.1 The Scheme of Management requires the submission of plans, drawings and specifications to the Heritage Foundation to seek its formal written consent to any works that will affect the external appearance of the property.
- 5.2 Whilst plans have been submitted to us with a covering letter, the information provided is insufficient for us to fully assess the impact and relationship of the proposed development on the enfranchised property and street scene. As such, we have had little choice but to refuse the application.
- 5.3 Furthermore, from the assessment that we have been able to make from the submitted plans, there are a series of concerns regarding compliance with the Design Principles although a more detailed appraisal would need to be undertaken once clearer plans have been submitted;
- 5.4 **Roof** – The original roof is hipped: the proposal shows a gabled roof to the main house as well as to the extension which do not reflect the original roof

design. If the original building is being retained, the roofline should remain as a hipped roof.

- 5.5 **Garage** – 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 runs along the boundary [REDACTED].

The ground floor is still shown to be a garage yet has windows. What treatment are these windows going to have? Please see comments below.

- 5.6 **Windows** - The proposed windows are open glazed, which again alters the design of the property which currently has Georgian paned windows.

The front and rear elevation consists of tile hanging to the first floors and render at ground floor (to the front elevation), all contained within brick end corners which frame the elevations. There is a proposal for 'stone surrounding where applicable'. This leaves unanswered questions such as - Is this for the front or all of the windows, how will they sit with the existing tile hanging and how will the design look overall?

As a fundamental part of any building, the window design is important. The plans conflict with the statement which advises - "*I am replacing the external bricks to insert the windows and door surrounds...*" The first-floor treatment is tile hanging, the ground floor is rendered. The proposed plans show the windows to the front elevation are being altered. How is this to be achieved? Will the tile hanging remain and stone window surrounds fitted to the windows? Will the render remain? A combination of tile hanging, render, brickwork and stone surrounds will result in a mish mash of styles and create a poor overall appearance.

- 5.7 **Rear extension and elevation details** - The depth of the proposed rear extension is approximately 6.5 metres in depth although the dimension appears to have been taken from within the existing building. The closeness [REDACTED] would suggest that the depth of any rear extension be curtailed to ensure that there is space around the houses within this locality.

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, which results in a rather odd, slim, single storey element which further unbalances the elevation. The fenestration is poor and contributes to the poor quality of the proposal. Again, is this all in brick? Is the tile hanging remaining and will the windows and doors have stone surrounds?

- 5.8 **Side extensions** - The side extension to the proposed south elevation complies in terms of the dimension from the boundary. However, we are concerned about the its design and relationship with the existing building.

- 5.9 **Overdevelopment** – This particular plot tapers in towards the garden area and it is not clear where the proposed rear extension will sit within the boundary. To follow the existing line of the building will result in the extension being extremely close to the boundary [REDACTED] Bearing in mind that these are reasonably sized plots with large detached houses on, the impact on the

amenities of the neighbours [REDACTED] needs to be considered. The idea of space around the buildings as part of the Garden City ethos also needs to be respected. To the north elevation, the neighbour [REDACTED] will also be left with a substantially long solid wall with little relief to it.

- 5.10 The applicant states in his supporting statement: - *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.*

As discussed above, the existing building is a mix of brickwork, tile hanging and render. The above statement as such does not help to clarify what the final external appearance of the building would be.

6. AMC comments

- 6.1 At the meeting of the Advisory Management Committee, concerns were expressed regarding discrepancies in the eaves and overall height which appear to be different on each elevation. The pitch of the roof slope also shows discrepancies between the existing and proposed. This suggests that the intention may be to demolish the building and erect a new dwelling on the site, but this is not clear from the submitted plans. It also confirms the concerns that the HAS team has as to what the final external appearance of the property will be and what the overall impact on the amenity of the neighbouring properties would be.

The Committee also references the removal of the tile hanging and its replacement with brickwork. This is an assumption reached from the information provided, but as discussed previously, the proposals do not clearly state this anywhere.

7. NHDC comments

- 7.1 For the review by the AMC, the applicant submitted an agent's report which bases their argument around the fact that NHDC has approved the plans in their existing format. The decision reached by NHDC falls under the Town and Country Planning Acts. The Scheme of Management is governed by different legislation and requires us to consider the external impact of alterations to the properties within the Scheme area. Whilst we always try to work with the District Council, there are inevitably cases where we do not reach the same overall decision.
- 7.2 It is to be noted that the Planning Officer's report 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 as 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.*

8. Neighbours comments

- 8.1 Neighbour comments were received as part of the consultation process. The concerns raised were regarding the mass of the proposals, the impact to front gardens in terms of light and overlooking as well as disruption during the build.

Case Officer Comments on Objections

The HAS would agree that this is overdevelopment and the raising of the garage combined with the proposed rear extensions will result in a large, unbroken elevation facing neighbouring properties.

9. Conclusions

- 9.1 The Heritage Foundation appreciate the desire of the appellant to want to carry out works to his property but remain concerned and unconvinced by the proposals put in front of us.
- 9.2 The AMC support this view and agreed that the plans are of a poor quality and the application proposals are of an unacceptable design.
- 9.3 If the Heritage Foundation are to successfully implement the Scheme of Management, which governs external alterations, it would make it difficult for us to support an application that features several differing design aspects on one property.
- 9.4 Overall, it is our view that the application represents a clear breach of the Design Principles, which have been carefully formulated to avoid alterations that would be harmful to the character of the dwelling and its context. The application fails to preserve the character and appearance of the existing property and the Modern Character Area and from the information supplied is unacceptable.

Appendix D – Photographs



Relationship [REDACTED]



Current rear elevation

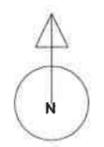
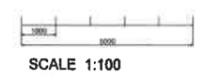
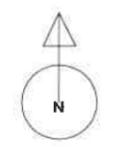
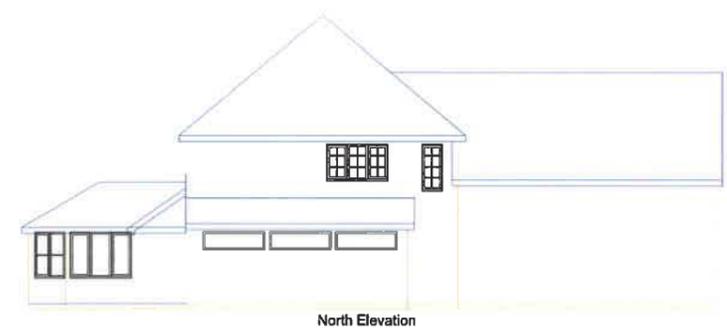
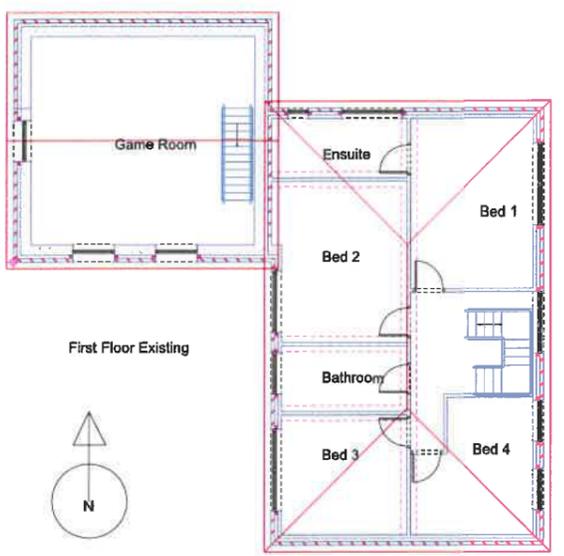
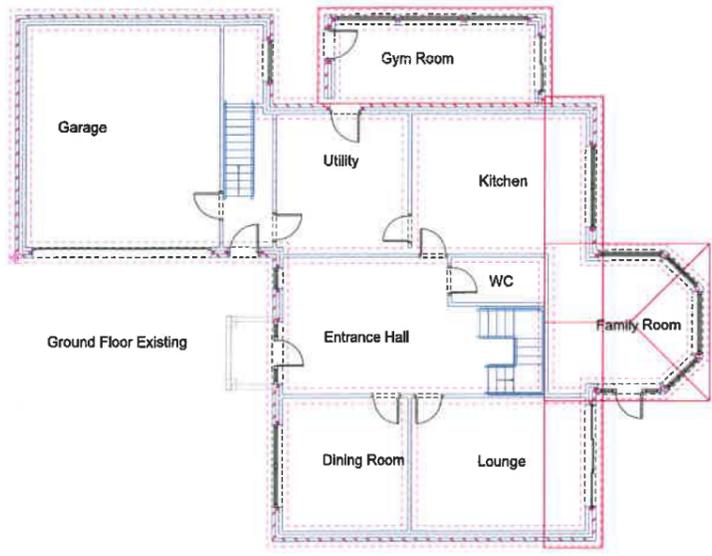




Side elevation



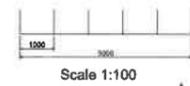
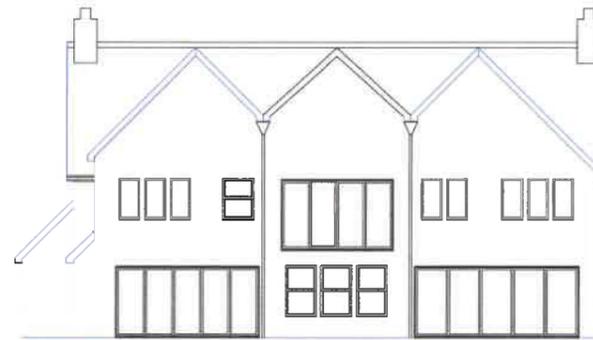
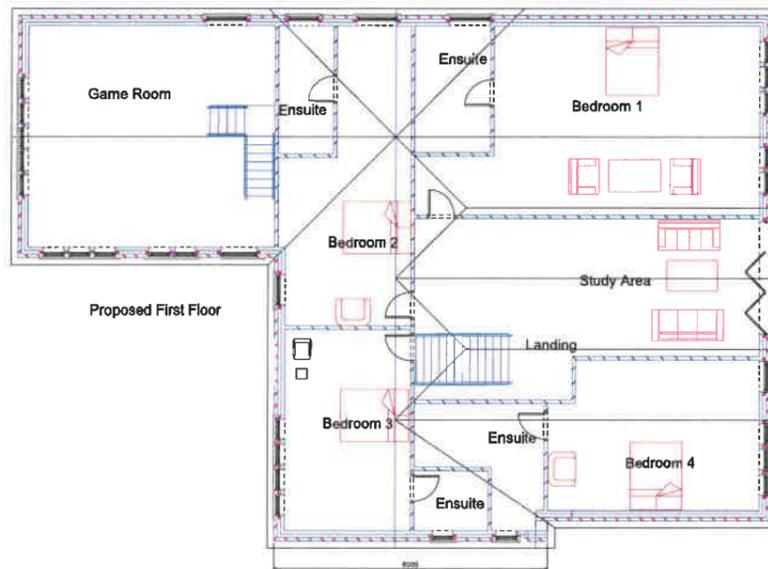
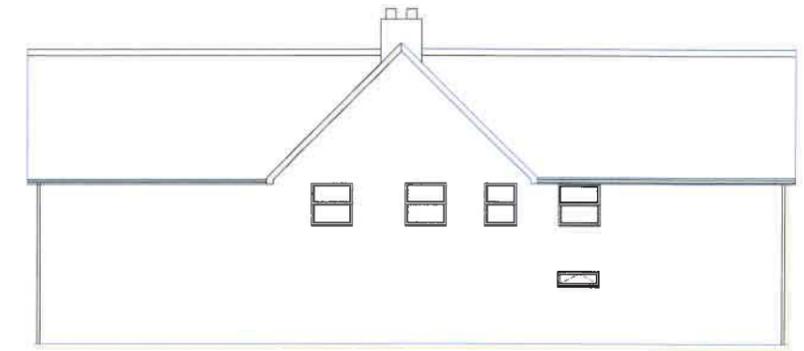
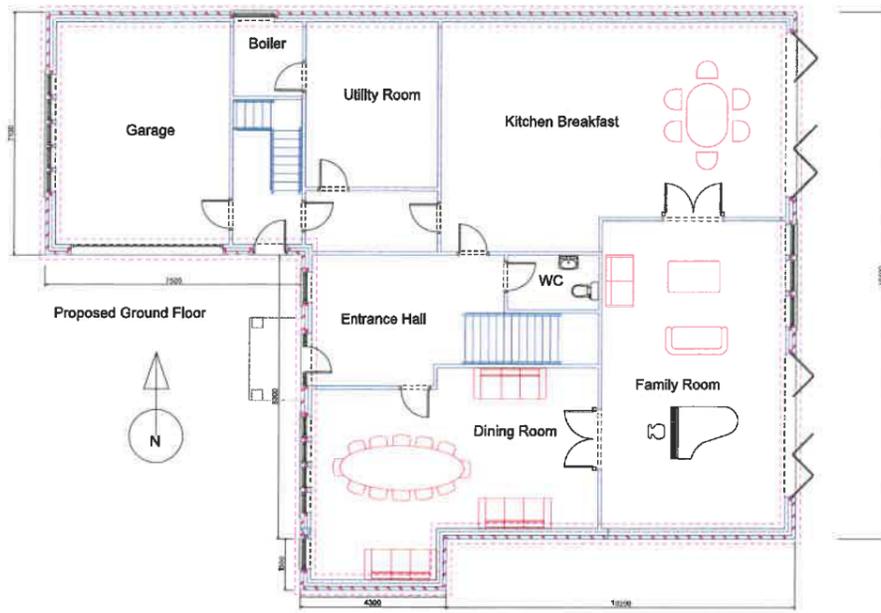
Relationship [REDACTED] which shows a narrow strip between the two buildings which will be exacerbated by the proposed side extension.



Job Title
 Proposed Extension & Alterations To
 17 Pasture Rd Letchworth SG6 3LP

Drawing Title
 Existing Elevation

Scale 1:100
 Date 1 July 20
 Drawing No 1
 Sheet PDF.FILE



Job Title
Proposed Extension & Alterations To
17 Pasture Rd Letchworth SG6 3LP

Drawing Title
Proposed Elevations & Floor Plans

Scale 1:100 Amended on
Date 1 July 20 20 September 2020
Drawing No 2
Sheet PDF.FILE

Materials

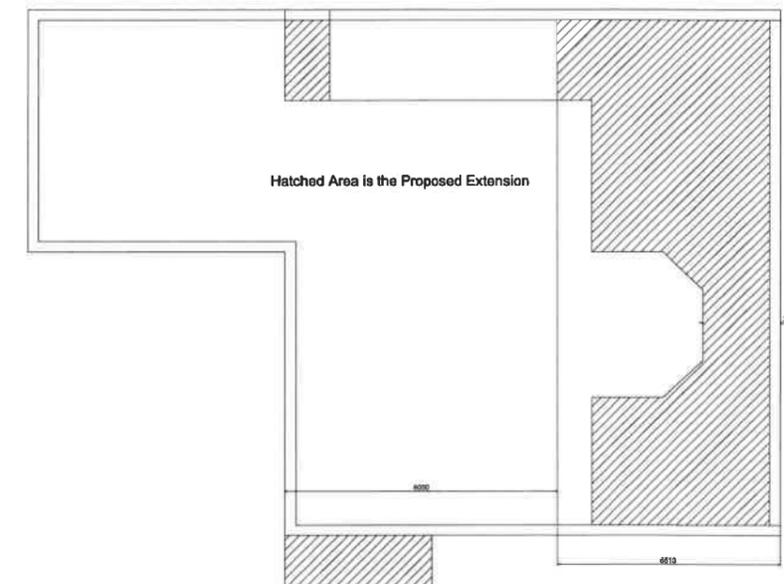
Walls Matching Bricks to Existing

Roof Matching to Existing

Rain Water Matching to the Existing

Windows and Doors Stone Surrounding Where Applicable and Powder Coated Aluminium Window & Doors

Alternative Bricks Colour Manor Red multi stock Orange



Dear Heritage Council,

Ref: 17 Pasture Road, Letchworth, SG6 3LP

I have submitted this proposal to the NHDC, with the same drawings and information I provided you. These professionals clearly understood what I was planning and granted permission. I wonder if you should consider employing a professional to support you in understanding building proposal plans? Please see attached the description of work, decision and design statement from the NHDC.

Looking at your last two responses to this proposal, it appears as if you have sent a similar response each time. Your first response stated the neighbours did not understand the proposed plans, however the objection submitted by No. [REDACTED] (and likely supported by No. [REDACTED] was very detailed – so surely [REDACTED] understood the drawing to some degree? On your second response, you still maintained that the neighbours did not understand the drawing. However, the neighbours did not appear to submit any objections. Please note I have saved the objections made by the neighbours.

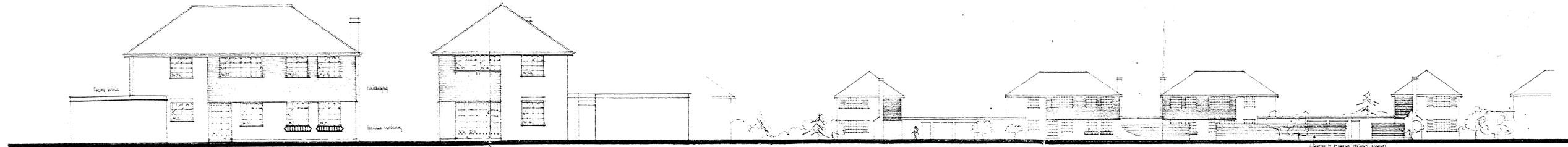
For your information, I am not demolishing the property. I am replacing the external bricks to insert the window and door surroundings. The ridge height will remain the same as the existing main house.

Please consider reviewing this proposal again. I hope we can mutually agree on the outcome this time.

I look forward to hearing from you,

[REDACTED]

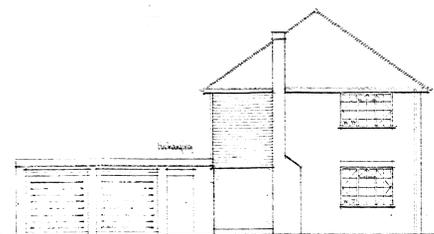
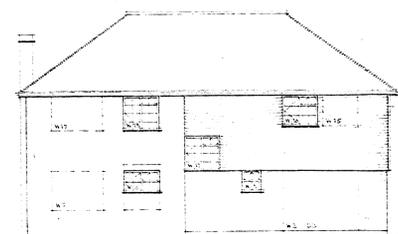
NO.	LOCATION	TYPE	SIZE (w x h)	GLAZING	LINTOL	NOTES
D2	Kitchen (see D10)	ORSCD26/LWB29	6'6" x 21'6"	WV126	WV126	1/2" gl. pane units, extra weather seal, lead frames
D3	Dining Room (see D10)	FEDR34D5	6'6" x 41'0" (part)	see WS	24" x 24"	24" x 24" glass, extra weather seal, lead frames
D4	Hall / Kitchen		6'6" x 21'6"	51/2" x 1 1/2" louvre	n/a	
D5	Hall / Dining Room		6'6" x 21'6"	51/2" x 2" louvre frame	n/a	
D6	Hall / Dining Room		6'6" x 21'6"	51/2" x 1 1/2" louvre	n/a	
D7	Hall / Toilet		6'6" x 21'6"	ditto	n/a	ditto with 3" louvre lead
D8	Hall / under stair slab		6'6" x 21'6"	51/2" x 2" louvre frame	n/a	pl. 3/16" units, weather seals, lead frames
D9	Hall / Lounge		6'6" x 21'6"	51/2" x 1 1/2" louvre	n/a	ditto
D10	Hall / Study		6'6" x 21'6"	ditto	n/a	ditto
D11	Landing / Staircase Closet		6'6" x 21'6"	51/2" x 2" louvre frame	n/a	ditto
D12	Landing / Bedroom 4		6'6" x 21'6"	ditto	n/a	ditto
D13	Landing / Bedroom 3		6'6" x 21'6"	ditto	n/a	ditto
D14	Landing / Bedroom 2		6'6" x 21'6"	ditto	n/a	ditto
D15	Landing / Bedroom 1		6'6" x 21'6"	51/2" x 1 1/2" louvre	n/a	ditto
D16	Lounge / Bath		6'6" x 21'6"	51/2" x 2" louvre frame	n/a	pl. 3/16" units, D. handle, extra weather seal, lead frames
D17	Bedroom 1 / Bathroom 1		6'6" x 21'6"	ditto	n/a	pl. 3/16" units, extra weather seal, lead frames, 1" lead seal
D18	Landing / Bathroom 2		6'6" x 21'6"	ditto	n/a	ditto



ENTRANCE ELEVATION - 'A'
Standard C1/A for C15/A frames,
C1/B or C15/B for extra lead

END ELEVATION - 'B'
Standard C1/A for C15/A frames,
C1/B or C15/B for extra lead

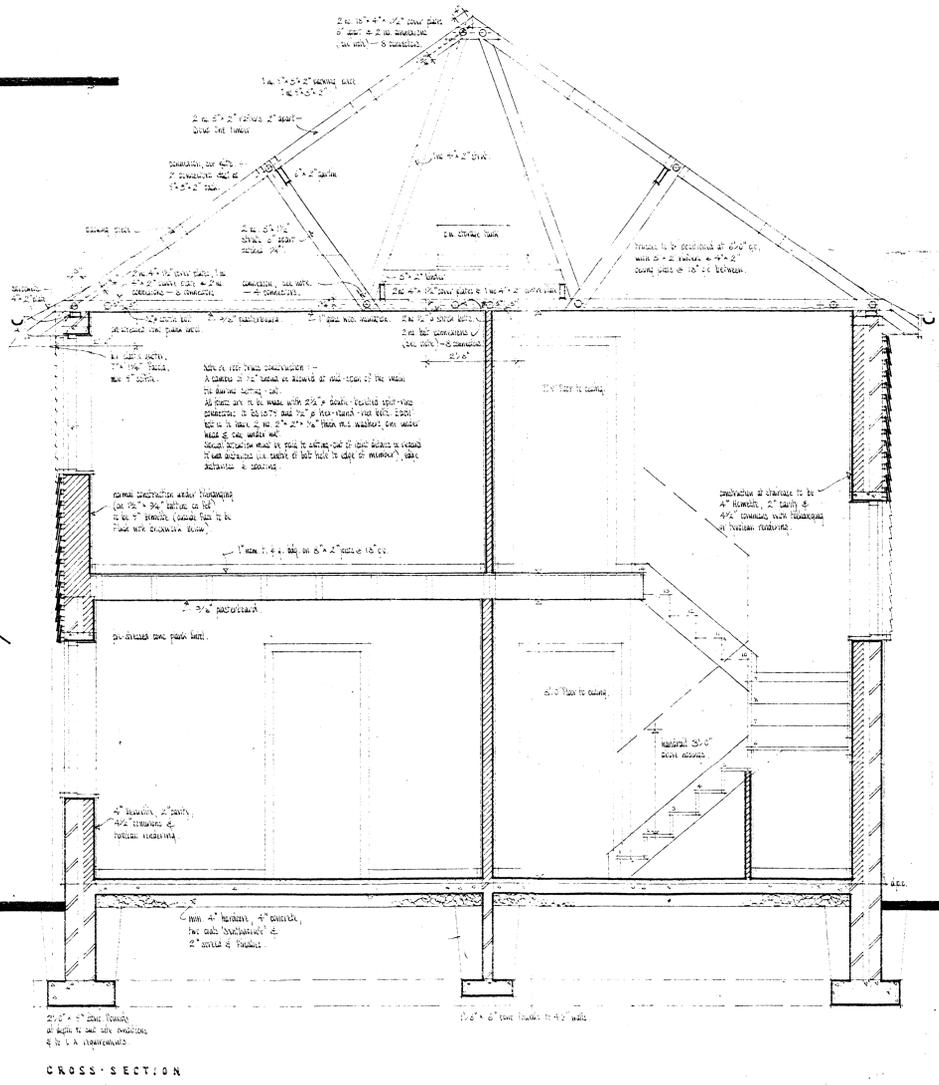
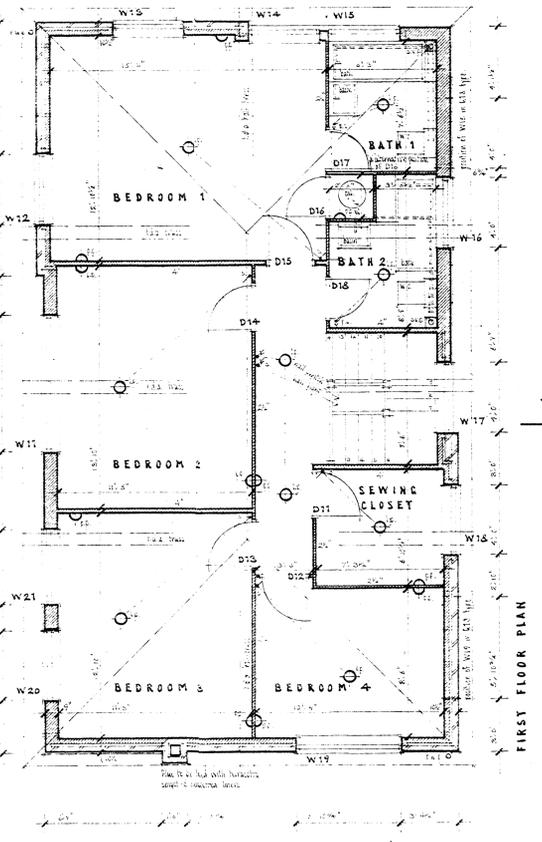
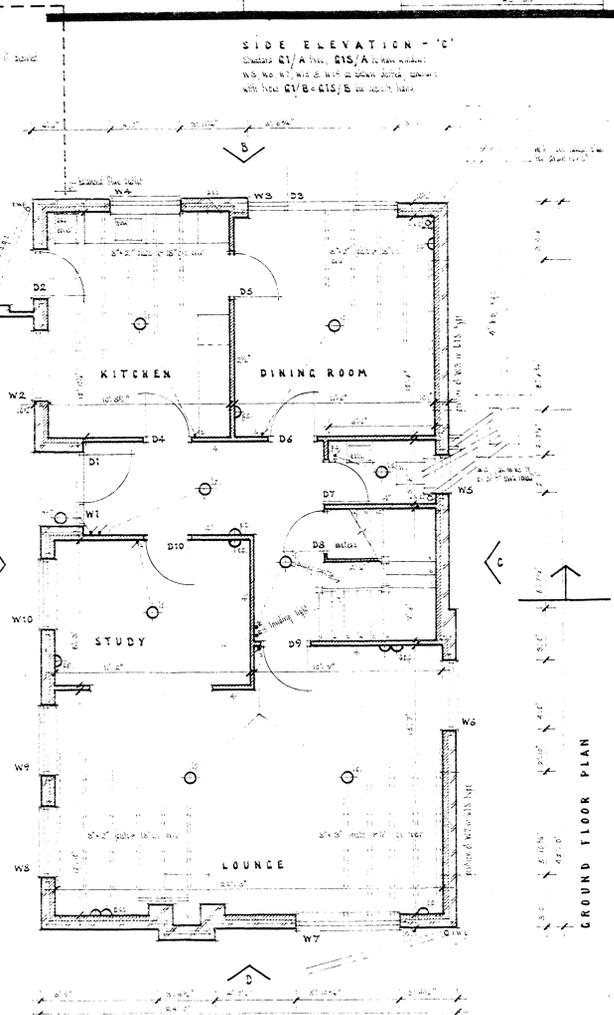
TYPICAL STREET ELEVATION (with 300mm x 100mm brickwork)



SIDE ELEVATION - 'C'
Standard C1/A for C15/A frames,
C1/B or C15/B for extra lead

END ELEVATION - 'B'
Standard C1/A for C15/A frames,
C1/B or C15/B for extra lead

NO.	LOCATION	TYPE	SIZE (w x h)	GLAZING	LINTOL	NOTES
W1	Front entrance	W129 sq lead / 1sq SL18	4'2" x 6'10"	WV126	WV126	1/2" gl. pane units, extra weather seal, lead frames
W2	Kitchen	B236V	5'11 1/2" x 31'2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W3	Dining Room	FED34D5 2 sq SL25V	6'6" x 41'0" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W4	Kitchen	B236V	5'11 1/2" x 31'2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W5	Toilet	D126V	5'11" x 21'6"	ditto	ditto	51/2" x 2 1/2" professional
W6	Lounge	B224V to C1 type, B244V to C15 type	5'11 1/2" x 21'6" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W7	ditto	B246V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W8	ditto	B246V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W9	ditto	ditto	ditto	ditto	ditto	ditto
W10	Study	ditto	ditto	ditto	ditto	ditto
W11	Bedroom 2	B240V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W12	Bedroom 1	B240V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W13	ditto	ditto	ditto	ditto	ditto	ditto
W14	ditto	B236V	5'11 1/2" x 31'2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional to D1 type (with WV5), 51/2" x 2 1/2" professional to D15 type, extra weather seal, lead frames
W15	Bedroom 1	ditto	ditto	ditto	ditto	51/2" x 2 1/2" professional to D15 type (with WV5)
W16	Bedroom 2	ditto	ditto	ditto	ditto	51/2" x 2 1/2" professional to D15 type
W17	Shower	B240V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W18	Staircase Closet	ditto	ditto	ditto	ditto	ditto
W19	Bedroom 4	B240V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W20	Bedroom 3	B240V	5'11 1/2" x 41'0"	51/2" x 2 1/2"	51/2" x 2 1/2"	51/2" x 2 1/2" professional
W21	ditto	ditto	ditto	ditto	ditto	ditto



Notes: All windows to be 1/2" gl. pane units, extra weather seal, lead frames. All doors to be 1 1/2" thick, extra weather seal, lead frames. All floors to be 1 1/2" thick, extra weather seal, lead frames. All walls to be 1 1/2" thick, extra weather seal, lead frames. All roofs to be 1 1/2" thick, extra weather seal, lead frames. All stairs to be 1 1/2" thick, extra weather seal, lead frames. All balconies to be 1 1/2" thick, extra weather seal, lead frames. All porches to be 1 1/2" thick, extra weather seal, lead frames. All patios to be 1 1/2" thick, extra weather seal, lead frames. All driveways to be 1 1/2" thick, extra weather seal, lead frames. All fences to be 1 1/2" thick, extra weather seal, lead frames. All gates to be 1 1/2" thick, extra weather seal, lead frames. All railings to be 1 1/2" thick, extra weather seal, lead frames. All handrails to be 1 1/2" thick, extra weather seal, lead frames. All balustrades to be 1 1/2" thick, extra weather seal, lead frames. All stairs to be 1 1/2" thick, extra weather seal, lead frames. All balconies to be 1 1/2" thick, extra weather seal, lead frames. All porches to be 1 1/2" thick, extra weather seal, lead frames. All patios to be 1 1/2" thick, extra weather seal, lead frames. All driveways to be 1 1/2" thick, extra weather seal, lead frames. All fences to be 1 1/2" thick, extra weather seal, lead frames. All gates to be 1 1/2" thick, extra weather seal, lead frames. All railings to be 1 1/2" thick, extra weather seal, lead frames. All handrails to be 1 1/2" thick, extra weather seal, lead frames. All balustrades to be 1 1/2" thick, extra weather seal, lead frames.

ERECTA CONTRACTORS LTD.
WILBURY WAY, HITCHIN, HERTS. HITCHIN 4444
LONDON OFFICE - WES 9886 0233

C. B. MOORE, A.R.I.B.A., A.A. dip. B.Sc. ARCHITECT

HUNTING GATE HOMES, Hitchin, Herts.	SCALE	1/4" = 1'-0"
DATE		July, '68.
DRAWN		C.B.M.
JOB		DRAWING NO.
4 BED. DETACHED HOUSE (TYPE C1)		C1/01