



Our Ref: [REDACTED]

Your Ref: 36541

Ms Emma Hone  
Stewardship & Development  
Letchworth Garden City Heritage Foundation  
One Garden City  
Broadway  
Letchworth Garden City  
Hertfordshire  
SG6 3BF

03 August 2021

Dear Ms Hone,

**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 at 17 Pasture Road, Letchworth Garden City, Herts, SG6 3LP  
Response to LGCHF Statement of Case and other supporting documents**

As you are aware, I am instructed by [REDACTED], owner of the property at 17 Pasture Road, Letchworth Garden City. I am writing further to your letter dated 13 July 2021 confirming that the documents relating to the appeal to the Independent Inspector, [REDACTED] who is undertaking [REDACTED] site visit on [REDACTED] at [REDACTED] are available now to review.



We have read through the documents and are now able to provide our final comments on these. You will appreciate that up until this point, the documentation that has been provided by LGCHF has been quite generalised and it is only now, quite late in the process, that we have had sight of the full range of concerns that LGCHF has with the proposals for the property. In our view the process could be made more 'user friendly' if the report and minutes of the earlier meetings could be made available to applicants earlier in the Scheme of Management consent process.

**LGCHF Statement of Case / Report for Inspector**

References to paragraphs refer to those in the LGCHF's Statement of Case.

- **Paragraph 2.5** – it is noted that the drawings provided at Appendix B of the LGCHF Statement of Case do not include the CGI that [REDACTED] previously submitted during the consideration of the application. A copy of this is provided at **Appendix A** to this document. The CGI helps to provide confirmation on some matters referred to elsewhere in the LGCHF's Statement of Case referred to in more detail below.
- **Paragraph 3.1** – whilst it is accepted that the proposals can be classed as substantial works, it is disingenuous to describe them as "amounting to demolition" given the description of development and moreover, as the proposed floor plan in drawing no 2 clearly shows, the extent of the extensions in relation to the retained element of the property does not amount to demolition and rebuild.



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- **Paragraph 3.3** – LGCHF note that advice has been given on the reasons for refusal, however it is only once we have reached this stage that the full range of concerns of LGCHF has been communicated to the appellant. We continue to believe that the drawings that have been submitted are adequate for the purposes of determining the application for Scheme of Management Consent.
  - **Paragraph 3.5** – in a similar vein to comments above in relation to 3.3 above, we have only now been provided with the details from the Heritage Advice Service team’s report, the Advisory Management Committee and Householder’s Application Committee. It would have been helpful had these documents been released earlier in the process, although we have to accept that the protocol as has been followed by LGCHF is set out in writing on its website.
  - **Paragraph 4.1** – we would simply comment that the requirement for compliance with Section 6 of the First Schedule means drawings need to be submitted for approval and then the work as approved being carried out in a ‘good substantial and workmanlike manner with sound and proper materials’ with no express statement set out of the minimum standard of drawn details.
  - **Paragraph 5.2** – as has been set out in previous correspondence, in our view, the drawings submitted are perfectly adequate to allow full and proper consideration of the proposals. They have been produced to a recognised scale (1:100), have a scale bar included and provide details of the proposed materials. To reinforce this point, these identical drawings were submitted in support of the planning application made to North Hertfordshire DC and were accepted as being detailed enough to allow planning permission for the works to be granted. In our experience as planning consultants interacting with many local planning authorities across the country, there is a ‘high bar’ set for drawings to be considered to be adequate for the purposes of town planning applications and so if they were good enough for NHDC, they should be considered good enough for LGCHF.
  - **Paragraph 5.4** – as set out in previous correspondence, there are many types of properties in the Pasture Road area with gable end roofs and the use of the words ‘Changes to the style and height of a roof will not normally be acceptable’ implies there is room for exceptions to be made. The local planning authority considered that the proposals complied with Policy LP58 of its Local Plan (which requires development to be in sympathy with the Letchworth Garden City Principles) and therefore granted planning permission and so we disagree with the view expressed.
  - **Paragraph 5.5** – the ground floor garage is proposed to have windows in the front (west) facing elevation towards the garden. The single, high level window at ground floor on the north elevation will serve the boiler room. The treatment of these windows is shown in Drawing no 4 titled ‘Proposed 2D images’ (attached at **Appendix A**) which shows, in common with most other windows in the property as proposed to be extended, stone surrounds and powder coated aluminium windows.
  - **Paragraph 5.6** – we would comment that whilst the front elevation and the first floor of the rear elevation has ‘Georgian paned’ windows, the ground floor at the rear has clear glazed windows as will be seen on the site visit. LGCHF query whether the proposal for ‘stone surrounding where applicable’ is for the front or all windows. Drawing No 4, which was submitted as part of the drawing submission provides clarification of where the windows are to have stone surrounds. The proposal is for all tile hanging to be removed with the entire building faced in brick as is referred to in the materials schedule on Drawing no 2. This is made clear on the proposed floor plan and elevation drawing, no 2.
  - **Paragraph 5.7** – Having measured the depth of the existing house using Bluebeam software, we can confirm that this dimension (not including the rear ground floor conservatory protrusion) is 9.5m. We have undertaken the same exercise for the proposed house as extended and the
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corresponding dimension is 14.5m so the depth of the extension is 5m, as is permitted under the guidelines on large plots. The images at **Appendix B** demonstrate this. Notwithstanding LGCHF's comments in our view there is sufficient space around the house to ensure it is not overly dominant to the neighbouring property to the south. The fact that planning permission has been granted for this scheme demonstrates that NHDC were satisfied that the scheme does not significantly adversely impact on the neighbour's amenity. In our view the design of the property is acceptable having regard to the wide variety of different styles and designs of properties in the Pasture Road area.

**Paragraph 5.8** – we note that it is accepted that the side extension complies with the dimension from the boundary. It is not made clear what elements of its design and relationship with the existing building there are. The design is considered to match the overall design of the house as proposed to be extended and is a small single storey addition with minimal impact upon the aesthetic of the front elevation.

**Paragraph 5.9** – it is stated it is not clear where the proposed rear extension will sit within the boundary. This can be established by looking at the location plan drawing no 3 comparing the location of the adjoining property to the south which does not change and the Ordnance Survey extract plan. It is confirmed that the depth of the existing house to the eastern elevation of the ground floor conservatory is 12.5m so the rear elevation would extend a further 2 metres beyond this. The north elevation boundary will be substantially screened by the existing tall hedging along the boundary between these two properties.

**Paragraph 5.10** – as set out above, the proposal as is indicated in the material schedule to drawing no 2 is to be entirely brick with no render or hanging tiles being retained in the property as extended. We fail to see how this cannot be understood from the submitted drawing.

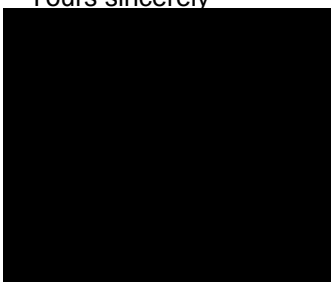
**Paragraph 7.1** – whilst the comments of the LGCHF are noted relating to the fact that the planning permission is granted under the Planning Acts and the Scheme of Management is under different legislation, we would respectfully point out that NHDC in its role as local planning authority for the planning application has applied policy LP58 which requires regard to be had to the Design Principles of the Garden City and clearly considered that, on balance, the proposals were acceptable so we are disappointed that the LGCHF did not concur with the assessment against the Design Principles.

**Paragraph 7.2** – the extract from the Planning officer's Delegated Report is noted but as has been pointed out, the appellant is adamant the existing building is to be retained.

**Paragraph 8.1** – the comments made by neighbours are noted but have been addressed elsewhere.

Please ensure these comments are passed to the Independent Inspector in good time for the appeal site visit.

Yours sincerely

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**Appendix A – CGI Image as previously submitted**





Proposed East Elevation



Proposed South Elevation



Job Title  
Proposed Extension & Alterations To  
17 Pasture Rd Letchworth SG6 3LP  
  
Drawing Title  
Proposed 2D Images  
  
Date 1 July 20  
Drawing No 4



Job Title  
Proposed Extension & Alterations To  
17 Pasture Rd Letchworth SG6 3LP  
  
Drawing Title  
Proposed 2D Images  
  
Date 1 July 20  
Drawing No 4



Proposed West Elevation



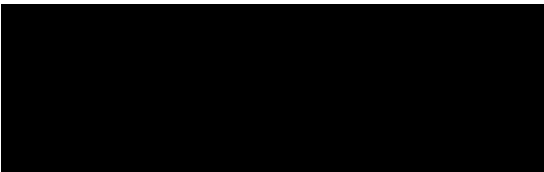
Proposed North Elevation



Job Title  
Proposed Extension & Alterations To  
17 Pasture Rd Letchworth SG6 3LP  
  
Drawing Title  
Proposed 2D Images  
  
Date 1 July 20  
Drawing No 4

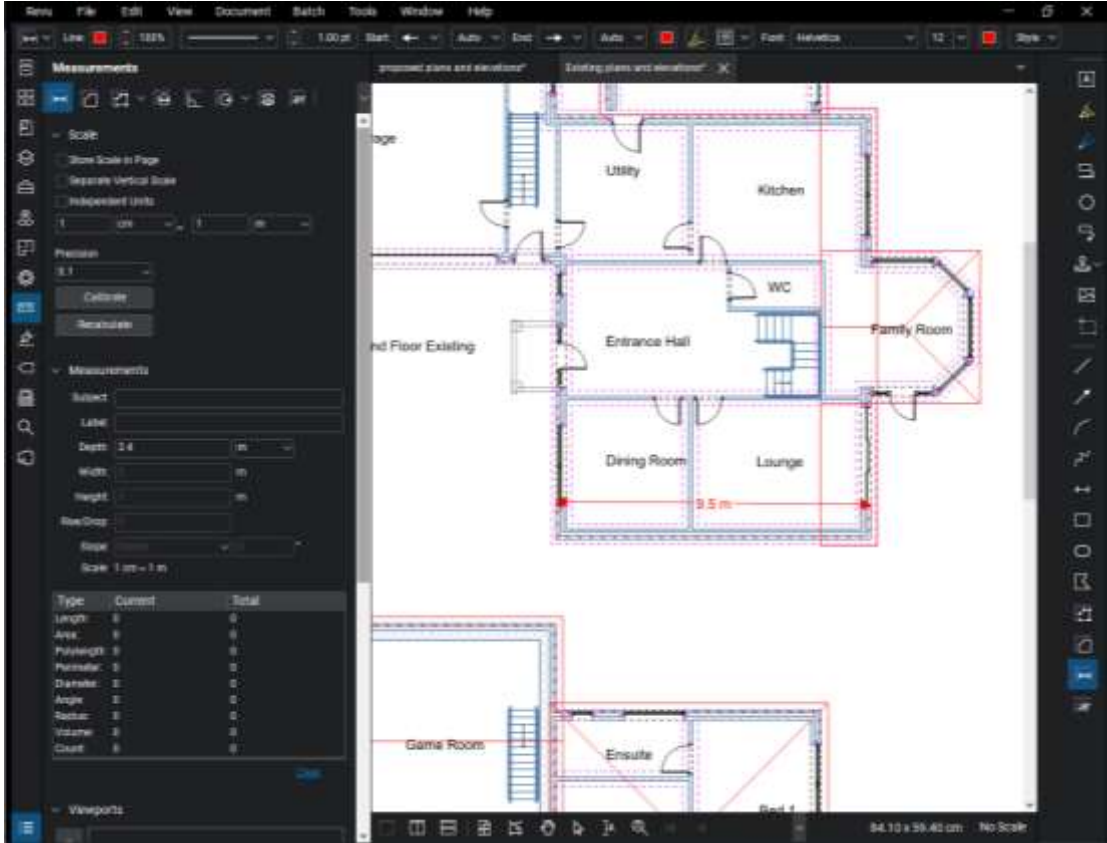


Job Title  
Proposed Extension & Alterations To  
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Drawing Title  
Proposed 2D Images  
  
Date 1 July 20  
Drawing No 4



**Appendix B – Dimensions of depth of property as existing and as proposed**

**Existing**



Proposed

