

Emma Hone

From: Emma Parkins
Sent: 20 July 2021 12:23
To: [REDACTED]
Subject: RE: Two storey rear extension, two storey side extension, one storey side extension and first floor extension above part of the garage plus roof extensions to existing hips to form gables and alteration to fenestration.17 Pasture Road, Letchworth Garden C

Dear [REDACTED]

Thank you for your e-mail regarding the above; this has been passed on to Emma Hone.

If you have any further queries, please contact us on the telephone number below.

Kind regards

Emma

Emma Parkins | Heritage Administrative Supervisor | Heritage Advice Service
Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire, SG6 3BF
T: 01462 530335
letchworth.com

*Please note that from **1st September 2020**, the following has been introduced:*

- *A retrospective application fee increase to £216.00 (incl. VAT) for up to 3 alterations.*
- *Fees for Solicitor/Homeowner enquiries and for providing copies of approval documents and plans.*

Due to COVID19, the Heritage Advice Service continue to have limited access to the office at One Garden City and we are unable to carry out any site visits at this time.

The team continue to work behind the scenes from home to answer your enquiries. However, this unfortunately may lead to an unavoidable delay in determining your application.

Please continue to call: 01462 530335 or email: home@letchworth.com.

From: [REDACTED]
Sent: 20 July 2021 12:10
To: Home <home@letchworth.com>
Subject: Two storey rear extension, two storey side extension, one storey side extension and first floor extension above part of the garage plus roof extensions to existing hips to form gables and alteration to fenestration.17 Pasture Road, Letchworth Garden City

Dear Sir/Madam,

Two storey rear extension, two storey side extension, one storey side extension and first floor extension above part of the garage plus roof extensions to existing hips to form gables and alteration to fenestration.17 Pasture Road, Letchworth Garden City

Firstly, for the sake of transparency, we feel it important to let you know that [REDACTED] [REDACTED] did not object to this application initially to remain impartial but at this independent stage [REDACTED] feel that [REDACTED] have to object in the strongest terms to this latest appeal for the following reasons:

- Numbers 17 and 19 were built at the same time (1969-1970) by the same builder (Hunting Gate Homes) as a 'pair'. Both have subsequently been altered and extended, but to date in sympathy to the original design of brick/render/hanging tile style. To the extent that [REDACTED] are able to understand the rather vague set of drawings the proposal does not seem to pay any heed to the past, for example the hanging tiles will be removed completely, and the brick colour changed.
- The rear extension is substantially bigger, deeper and wider, than the current extensions. Whilst the depth of the large garden may allow for 6.5 metre extension the width of the plot does not. The mass will dominate the view in [REDACTED] garden and block the light to and view from the [REDACTED]
- The sideways extension will leave an extremely narrow path of one metre to the boundary [REDACTED] This is the minimum requirement for side extensions in the Design Principles but due to the narrow width of the plot, [REDACTED] view this as overdevelopment of the site. It should be noted that the properties are not parallel but are slightly angled so taper towards each other which is not obvious from the plans submitted. [REDACTED]
- The NHDC planning officer suggests this is more of a demolition than a rebuild/extension. [REDACTED] are very concerned that this will either turn into a demolition or lead to a prolonged process leaving [REDACTED] with an unsightly building site for a lengthy period of time leading to noise, dirt and dust that will be extremely stressful for [REDACTED]. A similar situation at no.39 is an obvious example of the time and mess this can cause.

The planning refusals to date have all mentioned the inadequate detail in the plans submitted. [REDACTED] do not see how an approval can ever be given until a more detailed set of plans is submitted setting out precisely what is proposed, and which can therefore be verified and adhered to in the building process. All previous alterations to both properties were accompanied by detailed architects' plans as a check of previous planning approvals would confirm.

Thank you for your attention to this matter.

Kind regards,

[REDACTED]

[REDACTED]