

REPORT FOR INDEPENDENT INSPECTOR

Comments on the Appellant's Statement of Case

17 Pasture Road, Letchworth Garden City

1. INTRODUCTION

- 1.1 The Appellants Statement of Case relies heavily on the fact that the application received planning permission.
- 1.2 At 1.4, the Statement incorrectly advises that planning permission is required by operation of the Scheme of Management. As explained within the Heritage Foundation's Statement of Case, the issuing of Planning Permission falls under the Town and Country Planning Acts. The Scheme of Management sits under the Leasehold Reform Act 1967. The granting of Planning Permission has no bearing on the decision-making process under the Scheme of Management.
- 1.3 Whilst every effort is made to liaise with the Local Planning Authority there will always be instances such as in this case where the outcomes are different.

2. REFERENCE TO 3.0 PREVIOUS PLANNING HISTORY

- 2.1 Points 3.1 to 3.5 although providing background information are completely irrelevant to this case which is being considered under the Leasehold Reform Act 1967.

3. REFERENCE TO 4.0 CASE IN SUPPORT OF APPEAL

- 3.1 At 4.9 and 4.10, the appellant sets out the design changes which only amplify the lack of consideration of the host building and the Design Principles.
- 3.2 The host building characteristics are completely ignored in the submitted drawings and the paucity of the plans results in the Heritage Foundation being unable to understand what the actual finished appearance of the building will be. In this instance, the Heritage Foundation have little choice but to refuse the application