

REPORT FOR INDEPENDENT INSPECTOR

Comments on the Appellant's Statement of Case

22 Cashio Lane, Letchworth Garden City

4. Scheme of Management and the Design Principles

LGCHF are charged with estate management for the Garden City. To assist with Covenant 6 of the Scheme of Management a well-developed and appropriate set of procedures have been put in place. Every opportunity has been accorded to the applicant to submit a scheme that is appropriate to the enfranchised property and is in line with the relevant Design Principles.

The application has been thoroughly considered at pre-application stage, by the Case Officer, HAS team, AMC and HAC.

5. Issues

The application was considered within the context of the host building and not on the context of other buildings, in different areas of the estate which have no relevance to the overriding responsibility to consider the impact of poorly designed and bulky additions to a very simplistic pared back design.

Although tumbling down of the side extension was considered at pre-application stage, at the point of submission of the application, it was considered that the simplistic lines of the original building would be better complimented by a simple extrusion of the original form.

The front gable sitting further forward of the host building would result in a bulky, poorly designed element dominating the original appearance of the house.

8. Conclusions

The AMC is established under the requirements of the Scheme of Management. No evidence has been provided to back up this comment and there have been no other complaints or issues with the behaviour and decisions of the AMC.

The application has proceeded through pre-application advice, Case Officer, HAS team, AMC and HAC with all bodies in agreement that the front gable extension would be detrimental to the overall appearance and character of the host building and would dominate the streetscene.