

17 Pasture Road, Letchworth Garden City

Report to:	Householder Applications Committee	
Date of Meeting:	15 th July 2022	
Agenda Item:	003	
Applicant	[REDACTED]	
Application for:	Two storey rear extension, two storey side extension and first floor extension above part of garage and single storey side extension. Alterations to roofline and fenestration (revised scheme)	
Tenure:	Scheme of Management	
Author:	[REDACTED] – Heritage Advice Service	
Location: Appendix A	17 Pasture Road	
Status:	For Decision: Yes	For Noting/Discussion:
Character Area/HoSI:	Modern	HoSI - No
Proposal: Appendix B	A3 format copies of the drawings for the proposals, are attached at the end of this report.	

	<ul style="list-style-type: none">PO1; PO4; PO2; PO3X2 – EXISTING AND PROPOSED	
Reason for Report to HAC/Site Visit:	site visit recommended	
NHDC Planning Application:	Ref: 20/01392/FPH Approved by NHC 6 th October 2021	
Recent HF Site history:		Decision Date
	Installation of 2 new windows in garage	Approve 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
	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.	Refused and upheld by Independent Inspector September 2021
Review of Application:	<p>The applicant has submitted a series of applications to remodel this property. The penultimate application was refused by HAS, which was upheld by the AMC review and refused at HAC prior to appeal to Independent Inspector.</p> <p>This is a new submission but although the plans are now legible, the details and changes to the proposals results in a large and cumbersome design with little reference to the host building.</p> <p>As the host building is not of merit, there is no issue in principle if it is significantly altered. The proposal however results in a heavy-handed design which is overdevelopment of the plot.</p> <p>The material pallet of gault brick with windows</p>	

	with stone surrounds and leaded lights is also far removed from the existing tile hanging and Georgian casement windows.	
Design Principles (key points):	Pg. 7 – 8 Rear Extensions <ul style="list-style-type: none"> The proposal is 7m deep from the original rear building line. The design is poorly proportioned with a poorly designed rear extension. 	Non-compliant
	Pg. 9 – Side Extensions <ul style="list-style-type: none"> It is proposed that a small single storey side extension has been added to the proposed dining room. It complies by being one metre from the boundary. However, this is a relatively narrow plot for the existing building and space needs to be provided around the host building as well as to the neighbour's property. The pre-app amended scheme removes this element which is welcomed. 	Compliant
	Pg. 10 – Front Extensions <ul style="list-style-type: none"> The raising of the existing front garage wing results in a very bulky addition which compounds the overall mass of the design 	Non-compliant
	Pg. 17 – Windows The proposal has a new window design with leaded lights and stone surrounds which do not match the original house design but if the building is rebuilt the windows may be appropriate as there are other examples in Pasture Road. The proposal is to retain the existing yellow gault brick however will be different to other properties.	Non-compliant if host building is to be replicated
	Pg. 18 – Roofs The host building has a hipped roofline, but the proposal is to alter this to a gable roofline. The proposed overlarge crown roof to allow for such deep extensions adds to the bulkiness and awkwardness of the design.	Non Compliant

	There is hardly any break within the roofline to add some relief to the design.		
Case Officer Design Comments:	<p>This is the fourth application for works to the above building. Whilst the plans are now legible, the proposals fall between two stools. The extent of the alterations to the original host building would suggest that the building is being demolished and rebuilt but the applicant states that the core and original roof structure are remaining.</p> <p>The works are poorly designed with no reference to the host building. It is overdevelopment of the site.</p> <p>The side elevation presented to No.15 is a blank and monotonous wall that is 22m in length. Whilst there is a small pathway between the buildings, it is still considered to be overbearing.</p> <p>The raising of the garage roof also contributes to the bulkiness of the design.</p>		Non-compliant
Neighbour consultation/comments: Appendix C	Yes	<ul style="list-style-type: none"> • Poor quality of plans • Ignores design of original building with alterations to roofline and very large rear extension • Mass is an issue • Loss of treeline from house • Side extension which reduces space and setting of houses • Windows to garage. • Demolition rather than remodelling • Too large, especially when only 2 people live there • Concerns over 2 storey large side extension running along the boundary • Not in keeping with Garden City 	
Applicants comments: Appendix D		<ul style="list-style-type: none"> • The applicant is aggrieved that [REDACTED] applications to carry out works to the property have taken an unduly long period of time. The previous application was tested by HAS, AMC, HAC and the Independent Inspector. The refusal was upheld due to the poor quality of the submission 	

		<p>drawings and the lack of detailed information on finishes and detailing.</p> <ul style="list-style-type: none">• This application has been long winded due to the requirement to modify the proposals so that an acceptable scheme can be approved.• The principle of works is not an issue, however the concern over whether this is demolition or excessive alterations has been on going and is still not resolved• The HAC are asked to consider the proposals as they stand.• The applicant refers to other examples of works to properties in Pasture Road. The issue with this proposal is the massing. N[REDACTED] is a much smaller development which has a break between the garage block and the main house.• [REDACTED] has been extended but this is a different plot, the garage block as existing is linked but there is no continuous monotonous wall running 22m along the boundary with the neighbour. [REDACTED]• Following a site visit where the design was discussed, further amended plans were submitted which show the removal of the single storey side extension between [REDACTED] and [REDACTED].• Part of the side elevation facing [REDACTED] has been rendered. This is not considered to be enough to overcome concerns about the massing and extent of the building line.
Case Officer Summary:	<p>There is no objection in principle to the applicant altering the house and extending the building. The existing building however is already a large dwelling. The large flat crown roofline, raising of the garage and infilling along the side between [REDACTED] and [REDACTED] results in overdevelopment of the plot and the house.</p> <p>If the proposals were broken down with the garage remaining at its existing proportions and consideration was given to the plot dimensions and the impact on the neighbour at [REDACTED] a two-storey rear extension with some modifications to the rear elevation could be achieved.</p> <p>The neighbour at [REDACTED] Pasture Road is a member of AMC but [REDACTED] declared an interest at the meeting and was not party to the discussions. An objection was only received at the point of the Independent Inspector appeal and objections have been received</p>	

	<p>on this submission.</p> <p>There has been no collusion between the CO and the AMC member as suggested in the applicant's letter.</p>
Recommendations:	That the HAC REFUSES consent

Appendix A – Site Location Plan

Appendix B – Application Plans

See attachment.

Appendix C – Representations

Pasture Road – Comment 1

Tue 18/01/2022 09:12

H

Home

RE: Ref 38246 - 17 Pasture Road

Sent: 17 January 2022 17:54

To: Home <home@letchworth.com>

Subject: Ref 38246

Hi,

I'm writing following your recent correspondence regarding the planning application for 17 Pasture Road inviting comments before I make a decision on the application.

I would reiterate my earlier thoughts regarding this proposal - it is unnecessary (2 people live in the property with more than enough space currently, it will cause significant disruption to anyone using Pasture Road given the location and scale of the works proposed. Furthermore, the work will mean that my garden and right hand side of my property becomes overlooked as the 2 storey side extension will be very close to the edge of the property's boundary.

I don't think the proposal is in keeping with the Garden City and would encourage the foundation to reject the application, as I did with the previous attempt.

Kind regards,

Comment 2

Tue 01/03/2022 08:58

H

Home

RE: Ref 38246 - 17 Pasture Road

Sent: 01 March 2022 08:58

To: Home <home@letchworth.com>

Subject: Re: Ref 38246 - 17 Pasture Road

Hello,

Regarding my correspondence dated 1st March 2022 highlighting further amendments to the proposed 2 storey extension at 17 Pasture Road, I believe that all the points I made in the email trail below still stand.

I believe this extension to be entirely unnecessary and excessive, not to mention the significant disruption and inconvenience it will cause. I have a number of associates who work in the building sector in Letchworth and know of no other significant 2 storey extensions of this sort, which clearly overlook neighbouring properties, that have been granted in Letchworth, so I would also caution the precedent that this would set.

As before, I don't think the proposal is in keeping with the Garden City and would encourage the foundation to reject the application, as I did with the previous attempt.

Kind regards,

■ Pasture Road – Comment 1

23 January 2022

Dear Sir/Madam,

17 Pasture Road, Letchworth Garden City**Two storey rear extension, two storey side extension and first floor extension above part of garage and single storey side extension. Alterations to roofline and fenestration.**

This new application for works at ■■■■■'s property appears essentially the same as their previously rejected application but changes to the roofline and some of the fenestration. ■■■■■ previous objections continue to apply and are listed below alongside further objections.

- ■■■■■ are disappointed to see that these new plans details very few dimensions, concentrating only on height and not on width or depth at all. ■■■■■ recognise that a scale has been provided but on plans this small ■■■■■ have struggled to calculate dimensions ourselves. Surely a good set of plans should provide these details. ■■■■■ would ask for a second set of plans to be submitted providing full dimensions for both the existing and proposed building together with information as to the distance between the two proposed extensions (side-front and rear) and the boundary.
- Numbers ■■■■■ 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. This 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. Indeed the actual colour of brick to be used is not stipulated.
- The two windows on the south-facing elevation of the rear extension nearest to ■■■■■ property will be approximately 2.5 metres away and will look directly into ■■■■■ bedroom window. ■■■■■ assume that the bathroom window will be obscured but that the hall window will not (no details are provided on the plan). This intrusion into ■■■■■ privacy is totally unacceptable and ■■■■■ strenuously object to the placement of these windows.
- The roof on the main house is to be changed from a hipped roof to a gabled one presumably with a steeper pitch. Coupled with the large rear extension ■■■■■ believe that this will severely reduce the light in three rooms on ■■■■■ northern side. ■■■■■ ask that a daylight and sunshine assessment is submitted prior to a decision being made. The gable end will mean that ■■■■■ will see more bricks from ■■■■■ bedroom as any relief provided by roof tiles is removed. ■■■■■ would like to see a hipped roof retained.
- The rear extension is substantially bigger, deeper and wider, than the current extensions. Whilst the depth of the large garden may allow for a 6.5 metre extension the width of the plot does not. The mass will dominate the view in ■■■■■ garden and the three rooms on ■■■■■ north side mentioned above. At present ■■■■■ see trees rather than bricks. This problem is further exacerbated by the fact that Pasture Road homes are built on a slope. ■■■■■ property sits approximately 1 metre below ■■■■■ although ■■■■■ gardens are generally level and ■■■■■ have 3 steps to reach ■■■■■ lawn from ■■■■■ patio. The large rear extension will appear even more dominant from ■■■■■ downstairs windows and patio because ■■■■■ are lower.
- The side extension will leave an extremely narrow path of approximately one metre to the boundary with ■■■■■. This is the minimum requirement for single storey side

extensions in the Design Principles but due to the narrow width of the plot, ■■■ 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. This results in this extension feeling even more cramped.

The proposed installation of a window in the garage wall of the front elevation is slightly odd. ■■■ trust that this will continue to be used as a garage and not as a business space with the potential of increased traffic and parking.

■■■ remain concerned that this proposal is more of a demolition than a rebuild/extension. ■■■ worry that this will either turn into a demolition or lead to a prolonged process leaving ■■■ with an unsightly building site for a lengthy period of time leading to noise, dirt and dust that will be extremely stressful for ■■■. A similar situation at no. ■■■ is an obvious example of the time and mess this can cause.

As previously stated much of this new application is similar to the previous one submitted which was rejected by ■■■ and then reviewed by the Independent Inspector. ■■■ report has not been published on ■■■ website although this is the normal procedure. Would ■■■ please advise why this is.

Thank ■■■ for ■■■ attention to this matter.

Kind regards,

■■■

Comment 2

Mon 16/05/2022 14:47
Home
RE: Works at 17 Pasture Road, Letchworth Garden City

Dear ■■■

17 PASTURE ROAD, LETCHWORTH GARDEN CITY

TWO STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION AND FIRST FLOOR EXTENSION ABOVE PART OF GARAGE AND SINGLE STOREY SIDE EXTENSION. ALTERATIONS TO ROOFLINE AND FENESTRATION (REVISED SCHEME).

Thank you for ■■■ letter of 26th April 2022 advising of a revised scheme. The changes from the previous scheme are minimal and as such ■■■ previous objections continue to apply. ■■■ would be grateful if ■■■ would refer to ■■■ previous letters of objection when considering this application.

■■■ sincerely,

■■■

Appendix D – Applicant's Statement

██████████
17 Pasture Road
SG6 3LP

4th July 2022

To,
The Letchworth Garden City Heritage Foundation

Dear Sir or Madam:
REF: 17 Pasture Road, Letchworth, SG6 3LP

Please see below a summary of the application process so far:

██████████ first application was submitted in April 2020, and the drawings were made by ██████████. In response to this application, ██████████ email stated that ██████████ understood what was proposed and that it was clearly demonstrated that the property was not going to be demolished. However, this application was withdrawn because ██████████ did not like the proposed bay windows.

██████████ removed the bay windows on the 2nd application, and the drawings were created on a Computer Aided Drawings (CAD) program. Despite the amendments, the application was still rejected.

The 3rd application was submitted with redesigned windows with stone surroundings. CGI images were also included. It was sent to the NHDC and the Heritage Foundation on the 1st July 2020. The NHDC granted permission but the Heritage did not as ██████████ felt there was insufficient information.

In response to this, ██████████ sent a letter to the Heritage with a copy of the NHDC report, requesting ██████████ to review the application again as the NHDC had granted permission and did not envisage any issues. Regarding No. ██████████ boundary, the NHDC senior planning officer stated in ██████████ report that "sections of this will be visible through the tree screen on the side of no. ██████████ especially during the winter months". This is the reason that the hedge was cut down a day before the Independent Inspectors visit in September.

██████████ then consulted ██████████ a planning consultant, for an independent witness report, which was sent to the Heritage. However, the report was not taken into consideration at all as ██████████ did not comment on it when ██████████ responded.

The case was taken further, to the Independent Inspector in September 2021. During this visit, the Heritage pointed out that the eaves height on the drawing was not the same. The reason for this was because ██████████ had amended the drawings by hand to bring the height down for the NHDC. The Heritage never communicated this to ██████████ at any point when ██████████ had submitted previous amendments; instead ██████████ had received a vague response about there being insufficient information. This made it clear to ██████████ that rather than trying to understand the drawings or show that ██████████ were willing to negotiate, the Heritage just wanted to find faults in the drawings.

During the Inspector's visit, the Heritage mentioned the original house roof angle. I had to inform [redacted] that this had been altered during previous renovations to a 35-degree pitch roof. It appears that the Heritage did not have an up to date record of the house renovations and I think that No. [redacted] and [redacted] had sent them the old drawings in order to influence the visit.

The 60-degree rule was demonstrated on the submitted plans for the extension depth as per the Heritage Design Guide. I would like to highlight that, No. [redacted] Pasture Road has the same size plot as us and their footprint is 24m depth; our footprint is only 22m depth.

To try to resolve the matter and negotiate, I contacted a RIBA Architect to create a new set of drawings, taking into account the Inspector's comments. This new drawing included a hipped crown roof to the rear and was submitted on 7th January 2022.

Since this submission, the Heritage has kept asking for small amendments to be made, and after each new submission, [redacted] have consulted the neighbours. This has wasted a lot of time and [redacted] keep waiting for a final outcome but have not received it. In regards to the neighbour's, when [redacted] have previously replied to neighbour's comments [redacted] have not been published on the Heritage website. It is unclear why this is.

On 23rd May, [redacted] sent a response stating that [redacted] were going to demolish the property, and that [redacted] can't build on the boundary line to the North side. At this point [redacted] had been trying to negotiate for 2 years with no progress, so [redacted] invited them to a site visit on 14th June. On that day [redacted] said [redacted] would not be averse to us building a 1 ½ storey extension on the North side boundary line. This contradicted what [redacted] had previously said on [redacted] email.

[redacted] also stated that that [redacted] can only have a stone surrounding windows if [redacted] demolish the property. This was another incorrect point, as [redacted] showed [redacted] No. [redacted] Pasture Road and [redacted] highlighted that this property had not been demolished but had stone surrounding windows. [redacted] agreed that this property had been 'partly' demolished and that [redacted] would not have any objections in principle to demolishing to achieve the desired finishing [redacted] am seeking. Whilst [redacted] do not fully understand why a certain finish would be acceptable following complete demolition rather than an extension, I confirm it was not [redacted] intention to demolish but [redacted] would consider any option to try and finally get this approved after such a long time.

Typically, when submitting a planning application to a local council across the UK, the council will give an outcome within 8 weeks, which includes any amendments that are required, and [redacted] will only consult the neighbour's once. In this case, it will be 27 weeks since [redacted] last application on 7th January 2022 and still [redacted] have had no outcome. [redacted] have consulted the neighbour's multiple times and as [redacted] have said before, I am not asking for planning permission from the neighbours, just the Heritage. Also, when the application was first submitted, No. [redacted] stated that [redacted] was not going to get involved because [redacted] works for the Heritage and so it's a conflict of interest. However, from looking at the neighbour's comments, it seems like [redacted] has

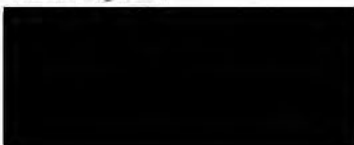
got heavily involved.

■ sure ■ are aware that the cost of living is increasing: building material prices are going up by 30%, fuel and wage prices are increasing. This will mean an increase in ■ building costs when ■ eventually get permission. ■ am seriously pondering whether ■ should take legal action against the neighbour's, the Heritage, or both.

In summary, this application process has been going on for 2 years with very little progress. ■ hope you can see through ■ multiple amendments to drawings that ■ have tried to negotiate with ■. At this point, ■ feel that the Heritage have not given a clear reason as to why this application can not be approved.

■ hope we can reach some sort of conclusion following ■ board meeting.

Kind Regards,



Supporting Statement is attached