

REPORT FOR INDEPENDENT INSPECTOR

Comments on the Appellant's Statement of Case

17 Pasture Road, Letchworth Garden City

3. REFERENCE TO 5.0 CASE IN SUPPORT OF APPEAL	
3.1	The majority of 5.0 reiterates arguments which are already covered within the Foundation's Statement of Case.
3.2	At 5.6 the appellant states that the proposals are acceptable as the site should be considered as a very large plot. Letchworth Garden City has an array of different sized plots, and this is not considered to be a very large plot in relation to other much larger plot sizes. The tapering of the plot also diminishes any arguments over this being a very large plot. The proposed building does not sit well on the existing plot.
3.3	At 5.11 the appellant agrees that the design is unbalanced.
3.4	At 5.14 the appellant disregards the concerns over the bulk of the side extension. The token render to the gable does not overcome the scale and massing of this addition to the host building.
3.5	At 6.3 - the issue to be addressed is the retention of the host building and the requirements via the Design Principles to retain the original design concept. By retaining the host building, any extensions and alterations by default require to be in keeping with and match the host building in its design.
3.6	The overriding concerns are the intention to retain the host building but to remove all vestiges of its existing character and appearance. The rear, side and front extension have cumulative impact on the host building and are considered to overdevelop the original building. In this instance, the Heritage Foundation have little choice but to refuse the application.