

# REPORT FOR INDEPENDENT INSPECTOR

## Comments on the Appellant's Statement of Case

### 34 Pasture Road, Letchworth Garden City

#### 1. INTRODUCTION

- 1.1 Please see my responses where relevant below to the appellant's Statement of Case

#### 2. REASONS FOR REFUSAL

- 2.1 **Roof** - The proposal to raise the roofline will result in an alteration to the roof pitch and consequently the appearance of the building. Due to the corner plot, this will also dramatically impact on the street scene in such an exposed setting.

Point 15 – it is proposed to alter the roofing materials as it was felt that the original tiles wouldn't bring the completely new appearance together. This shows the extent that the design of the host building has been lost within the design proposals.

- 2.2 **Front extension** – Consent has already been granted for a front extension but the catslide roofline with dormer window reduces its overall bulk, thus reducing its impact in the streetscene. The proposed visual on pg8 confirms the concerns over the prominence of the bulky extension in the streetscene.

- 2.3 **Rooflights** – The rear roofline is visible from Pasture Road and the elevation would be cluttered by the extent of rooflights proposed. The rooflights are a result of designing from within the building rather than considering the external impact of such measures.

- 2.4 **Pallet** – The surrounding colour pallet relies on natural tones of brown and cream colours. To alter this to a stark black and white proposal will set the building apart from its locale, making it a focal point rather than being part of a cohesive grouping of buildings.

#### 3. LOCAL AUTHORITIES (FAVOURABLE) DECISION

- 3.1 This section is not relevant to the appeal to the Independent Inspector. The application is to be considered under the Leasehold Reform Act 1967 and the Scheme of Management. The Planning history, planning policy and decision is not relevant or considered within the Landlord Consent process.

#### 4. PASTURE ROAD

- 4.1 Whilst Pasture Road has an eclectic mix of building styles, the exposed corner plot is pivotal to views and the proposed additions will unsettle views and create a focal point that is at out of context with its surroundings.

#### 5. CONSISTENCY OF WORDING

- 5.1 The Design Principles provide guidance for the extensive Modern Character Area. They are used as a template and guide, but each application has to be considered on its own merits.

As it stands, the proposals are clearly contrary as they consist of raising the roofline of the host building, adding a bulky front extension, an overuse of rooflights and a complete change to the colour pallet.

- 5.2 The Design Principles have been updated and advice on PV Panels now sits under its own guidance which allows panels on front as well as rear and side roof planes.

## **6. PRECEDENTS**

6.1. Pasture Road has an eclectic mix of building designs, and each plot is considered on its own merits. All examples respect the colour pallet thus they have nestled into the overall appearance of the estate.

6.2 In two cases, the original building was demolished and as such, opportunity arose to provide an alternative larger building which complied with the specific site parameters and the relevant Design Principles.

## **7. CONCLUSIONS**

7.1 Whilst the eclectic mix of building design within Pasture Road allows for greater creativity, the proposals fail to respect, or enhance the host building and fails to respect the overall setting of the estate with the starkness of the colour pallet.