



34 Pasture Road, Letchworth Garden City

Report to:	Advisory Management Committee	
Date of Meeting:	11 th May 2023	
Agenda Item:	6 b)	
Applicant	[REDACTED]	
Application for:	An application for: Replacement roof, front two and rear single storey extension including external cladding and replacement windows.	
Tenure:	Scheme of Management	
Author:	Christopher Shipman – Heritage Advice Service	
Location: Appendix A	34 Pasture Road	
Status:	For Decision: Yes	
Character Area/HoSI:	Modern Character Area	

Proposal:	Replacement roof, front two and rear single storey extension including external cladding and replacement windows.	
Appendix A	A3 format copies of the drawings for the proposals, are attached at the end of this report.	
Appendix B	Refusal letter and HAS meeting comments.	
Appendix C	Request for AMC and supporting statement.	
Appendix D	Photographs.	
NHDC Planning Application:	22/02791/FPH was approved on 27 th February 2023	
Recent HF Site history:	Front extension, plus dormer; rear extension & alterations.	Decision Date Approve extensions and dormer/Refuse front roof lights. February 2019
	Front extension including dormer, rear extension & alterations.	Approve March 2016
	Ground floor front extension, including new dormer over & ground floor rear extension, alterations to front entrance including new porch, door & windows & removal of gable feature & cladding at first floor.	Withdrawn October 2015
	Front, side & rear extensions, new garage, loft conversion & elevational alterations.	Approve June 2014
Review of Application:	The AMC is asked to review the decision to refuse consent for; Replacement roof, front two and rear single storey extension including external cladding and replacement windows.	

Design Principles (key points):	<p>Pg 7 – Rear Extensions Rear extensions shall complement the character of the original house, using the detailing and complementing materials, and have balanced proportions and scale. Design shall respond to and harmonise with the individual qualities of the host building and its setting.</p> <p>Pg 10 – Front Extensions Adding elements, including extensions, to these façades can have an impact on these attractive street scenes, particularly on terraced and semi-detached houses. These proposals will therefore be carefully considered as they can detract from the architectural value of the original and alter the relationship within a group of houses by:</p> <ul style="list-style-type: none">• Creating an unsightly or unduly prominent form of development;• Disrupting the uniformity of the front building line; <p>Front extensions are discouraged.</p> <p>Front extensions shall be consistent with the character of the original house, utilising the detailing and matching materials, and have balanced proportions and scale;</p> <ul style="list-style-type: none">• Roof pitches can have a substantial impact on the appearance of a building and the street scene; therefore, all proposed roof pitches and design of the roof and roof line shall be consistent with the original roof design of the house. <p>Pg 13 - Loft conversions, dormer windows, rooflights & sun tunnels</p> <p>A loft conversion is generally acceptable provided it does not alter the original roof design and ridge height.</p> <p>Dormers and roof lights in most cases shall be to the rear but might be permitted on the front elevation if they are an existing characteristic of the original dwelling and street scene.</p>	Complies/ Non compliant
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	<p>Pg 18 – Roofs, new roofs, alterations, re-tiling & repairs</p> <p>Changes to the style and height of a roof will not normally be acceptable.</p> <p>Roof alterations shall reflect the original roof design and specifications.</p>	
Case Officer Design Comments:	<p>The proposed alterations to the roof, as to create a substantially raised ridge to facilitate accommodation in the roof would not be supported. Given the topography and highly visible and prominent location of the site, the raising of the ridge would seek to dominate the vicinity. Related to this, proposed roof lights to the north pitch would not be supported.</p> <p>This is a consistent approach following the approval of Heritage Foundation application 34364 in February 2019.</p> <p>In direct relation to proposed raised ridge, the increased height and form of the stairwell addition and excessive number of roof lights to the rear pitch would also not be supported.</p> <p>The increase for the first-floor level with inclusion of the gabled pitch perpendicular to the host, to the proposed front, garage addition would not be supported. The raising of this element, above and beyond the approved scheme of 34364 would seek to substantially increase the massing of this element producing an actual and perceived bulk to the front boundary. One of the identified characteristics of the street scene and grain of Pasture Road is that the properties are set back from the highway thus allowing for a lower density. This is reaffirmed from the February 2019 approval where the increased footprint was accepted based upon the recessive approach to the roof pitch, being that of a de facto catslide with a sympathetic dormer window.</p> <p>There are no overriding concerns with regards to the proposed single storey addition to the rear with projects at an angle. Although the need for 3no. roof lights is questioned, a single</p>	

	<p>larger rooflight would allow for greater nature light to enter, resulting in a less cluttered roof pitch.</p> <p>There are concerns, however, over the proposed material and colour pallet. Pasture Road is eclectic in form, material and hues, however there is a relatively consistent approach to the appearance of the buildings being of predominantly reds, browns – muted tones – with other colours being of a secondary nature. The proposed monochromatic white render and black/grey cladding and tiles would create a prominent, alien appearance within the street scene being more reminiscent of a barn style structure.</p> <p>As it stands, the proposals are contrary to the adopted policy set out in the Modern Character Area Design Principles, seeking to harm the character and appearance of the area. Therefore, the application would be refused by the Heritage Foundation.</p> <p>Whilst there may be scope for alterations beyond the February 2019 approval it would be advised to withdraw the application and seek pre-app advice for the level of acceptable change.</p>	
Neighbour consultation/comments:	Yes	No comments received.
Case Officer Summary:	As proposed, we have concerns regarding the raising of the roof to accommodate an extra floor level and with the prominent form of the front extension.	

Appendix A – Site Location & Application Plans



Applicant

Appendix B – Refusal letter and HAS Team meeting minutes

Our Ref: 39536
Date: 31st January 2023

[REDACTED]
34 Pasture Road
Letchworth Garden City
Hertfordshire
SG6 3LS

Dear [REDACTED]

**Replacement roof, front two and rear single storey extension including external cladding and replacement windows
34 Pasture Road, Letchworth Garden City**

The application for the above proposal was considered by the Heritage Advice Service team who considered all the issues raised and after careful consideration the decision was to refuse consent for the proposal, for the following reasons:

- *Changes to the style and height of the roof are not supported as the principle contravenes the Design Principles;*
- *Proposals for front additions will not be supported unless it can be demonstrated that they will not cause harm to the appearance of the existing property or its group. In this instance, the proposed front extensions would create an overbearing and unrelated mass compared to the host, plot and street scene, therefore contrary to the Design Principles;*
- *An over proliferation of rooflights resulting in cluttered and unbalanced roof pitches, contrary to the Design Principles.*

I know this decision is disappointing, therefore, we would be more than happy to discuss alternatives, to achieve a proposal acceptable to both parties.

Should you not agree with this decision, you may request that your application is reviewed by the Advisory Management Committee, who will report their findings to the Trustees. Should you wish to proceed with this, please ensure that we receive your written confirmation within 6 months of the date of this letter. You may also wish to provide a written statement in support of the review.

Please refer to our website for further information:

letchworth.com/your-home/application-process

Should you have any further queries, would like to discuss the decision, or amend your proposal please contact us on the number below.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Claire Pudney'.

Claire Pudney
Heritage Advice Service Manager
home@letchworth.com / Tel: 01462 530335

cc: [REDACTED]

HAS Team Meeting Minutes**34 Pasture Road (39536) – Replacement roof, front two and rear single storey extension including external cladding and replacement windows**

RM discussed this application.

- The agent has advised that NHC are happy with the original scheme.

- RM advised that the North facing rooflights have been omitted.
- The team agreed that the garage design is still too prominent within the street scene.
- The team agreed that RM's original comments on the proposal still stand.
- The team agreed that the proposal constitutes a significant over-development; and is contrary to the Design Principles in terms of the roof height and design.

The HAS agreed that the application shall be refused.

RM

Appendix C – Request for AMC and supporting statement

Hi Chris, Tracy,

Following on from the email chain below and regarding the attached refusal letter, could I please request the application is reviewed by the Advisory Management Committee.

I will be providing a supporting statement/report, so grateful if you could confirm the date by which these materials must be submitted.

@Christopher Shipman – thanks again for your help with my queries.

Many thanks,

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AMC Review – Applicant Supporting Statements

April 2023

Application Background

Scope of the Application

Following expiry of the 2018 application as a result of the Covid19 interruption, a new application has been made in October 2022.

The current application fundamentally retains the same footprint proposed in 2018, except small reshaping of the single story rear extension housing the proposed kitchen space.

The additional features of the current application, which form part of the AMC review request include:

- Amendments to the roof design to accommodate 2nd floor living space
- Amendments to the garage design to support the reworked roof design proposal
- Amendments to render / cladding

Rationale for the Application

The rationale for the amendments proposed vs the 2018 application stem from a wish to future proof the property such that the additional space is available / can be internally reconfigured for elderly parents in the coming years.

With the plot shape and position of the property, it is not possible to propose a large two-story rear extension, as has been possible with other properties on Pasture Road. Therefore, the application proposes the amendment to the roof design to increase the accommodation available in a manner that is sympathetic and in keeping with the overall design proposed.

Applicant Profile

Long term residents in Letchworth Garden City with deep-rooted family links in the town, children in local schools and occupiers of 34 Pasture Road for the last decade.

Proposed Roof Design – Supporting Statements

General Commentary

- The proposed roof design retains the general linear design of the current roof, whilst making adjustments to allow for 2nd floor accommodation.
- The proposed design would see the eaves lift in height by ~30cm, which visually, would be largely absorbed on the eaves by the proposed soffits/facia boards.
- The proposed pitch rework to accommodate living space would see the height at the centre increase by ~1.5m.
- The existing stairwell front projection is amended to accommodate stairwell access to the 2nd floor.

Key Supporting Statements

- Pasture Road contains a large variety of house designs, roof designs and roof plans. Therefore, nothing on the road can be considered 'normal' from a Design Principles perspective and any reasonable assessment would require a more pragmatic interpretation to ensure the character of the road and historical design excellence continues to be honoured, whilst recognising the need for renewal / refurbishment across the road some 50-70 years after the original build.
- It is important to acknowledge that no34 sits at least 1.5m below street level, which significantly reduces the visual impact of the proposed amendments to both the roof pitch and height. Additionally, it also has to be noted that nearby properties (e.g. no3 and no4) sit on higher ground and also have the same, if not higher, roof heights than being proposed for no34, with no4 being a recently approved design.
- A number of properties on Pasture Road have similar (or higher/more prominent) roof designs, pitches and heights. With nearby properties such as no3 and no4 being recently approved designs.
- The proposed roof design will be largely obscured / not overly bearing from the Pasture Road entrance (looking West - obscuring tree line) and face on (looking South – only the face of the linear roof visible, with the property sitting below street level).
- The proposed smaller pitch to accommodate the stairwell to the 2nd floor is not dissimilar from the existing smaller pitch & rendered wall on the front of the property. The proposed smaller stairwell pitch is a cleaner design, more in keeping with the whole when compared to the current design of no34, which is arguably unsightly, albeit also an approved design.

Proposed Roof Design – Supporting Images (1)

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Property – Sitting (at least) 1.5m below street level, reducing the visual impact of the proposed roof design

Property sitting below street level



Existing smaller pitch, similar to that proposed for stairwell



Proposed Roof Design – Supporting Images (2)

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Pasture Road – Variety of designs, roof designs, pitches/heights and similar roof design features to those proposed

Street scene in the immediate vicinity



No. [redacted] recently approved design



No. [redacted] immediate neighbour



Other Pasture Road examples of materially varied design and roof design



Proposed Garage Design – Supporting Statements

General Commentary

- The proposed garage design has been amended from the 2018 application to support the revised roof design within the current application. The original cat-slide roof line from the 2018 application will not work with the revised pitch design now proposed.
- The proposed garage design retains the same footprint as the 2018 proposal, along with reshaped accommodation within the roof area on the 1st floor.

Key Supporting Statements

- The accommodation above the garage is an eaves room, with the centre pitch of the garage roof positioned marginally higher than the eaves on the main roof – all design features that successfully soften the visual impact of the front extension whilst keeping the design inline with overall scheme proposed. As with the main roof design, the proposed garage will be largely obscured / not overly bearing from the Pasture Road entrance (looking West - obscuring tree line) and face on (looking South – only the face of the garage visible, with again the front garage extension sitting ~1.5m below street level).
- Pasture Road contains a number of properties with connected front garage extensions similar to that being proposed (e.g. no [redacted], no [redacted], no [redacted], no [redacted] – recently approved design).
- Considering the existing Pasture Road property at no18 (anchoring a similar plot position to no34 - on the adjacent corner, also a road facing corner, arguably of greater visibility & prominence when compared to no34) illustrates that garage / front extension designs similar to that being proposed have been accepted and approved in the past. When looking at no18 (triple garage scheme), it is fair to highlight that the proposal for no34 is of a lower mass, less prominence and more in keeping with the overall scheme being proposed.
- Suggestions that the proposal would create an 'overbearing and unrelated mass' are not safe statements. Properties in the immediate vicinity with similar connected front garage extending features (i.e. no [redacted] have been recently approved. Additionally, any suggestion that Pasture Road has a consistent 'street scene' that the current proposal would offend do not hold merit – any review of the immediate vicinity would highlight that there is no consistent design, shape or property positioning that would be 'harmed' by the proposal.
- Ultimately, good design is somewhat subjective. Therefore, I would challenge any suggestion that the proposed garage design is not fitting and complimentary to the design excellence being exhibited on Pasture Road.

Proposed Garage Design – Supporting Images (1)

Similar anchoring plot on Pasture Road with a design similar to that proposed for no34

of similar design, if anything of greater mass and prominence when compared to the no34 proposal



Proposed Garage Design – Supporting Images (2)

Examples of 'front mass' currently existing on Pasture Road

Current examples of front garage extensions at no [redacted] (immediate vicinity), no [redacted] and no [redacted]



General Design – Supporting Statements

General Design Supporting Statements

- Pasture Road is one of the premier roads in Letchworth, with its varied designs, varied street scenes, colour palettes and design excellence. Therefore, the proposed design for no34 must be interpreted and reviewed in the context of Pasture Road, it's history and what the Heritage Foundation wishes for the future (e.g. uniform, vanilla, bland, new build looking designs vs designs that keep true to Pasture Road's design excellence history and support it's position as one of the premier roads in the town).
- I find the commentary regarding roof lights concerning. Subjective interpretation of design guidelines should not rank over functional components that support natural light (and supporting energy efficiently) and natural ventilation. It would be on par with rejecting solar PV panels as they result in '*cluttered and unbalanced roof pitches*'
- Pasture Road is an intentionally varied street scene with each property well-spaced from neighbours. No34 in particular, has no property that can be considered in its immediate proximity. Therefore, any suggestion neighbouring properties or residents will be impacted by the proposed design are not founded.
- Part of the original commentary challenged the colour palette proposed, which again raised concerns when considering the varied use of render, clad panels and colour across Pasture Road. As already suggested, the proposed design for no34 must be interpreted and reviewed in the context of Pasture Road.

General Design – Supporting Images (1)

Examples of Pasture Road varied design, shape, style and colour palettes



Conclusion & Request of AMC

- Many of the properties on Pasture Road are in need of material renewal & refurbishment to upscale internal infrastructure, energy efficiency levels and general design such that Pasture Road remains a relevant premier location in Letchworth for the next 30-50 years – a direction that would need to be actively supported and embraced by the Heritage Foundation.
- The existing in-situ design of no34 requires rework to bring it back to a cohesive and well balanced design, as per the submitted proposal – there is an expectation that the Heritage Foundation would reasonably believe this would be beneficial for both the road, the street scene, neighbours, and in the wider interests of the town as a whole.
- As an applicant, I am a long term Letchworth resident with a vested interest in the local area and am committed to ensuring Pasture Road retains its heritage.
- In summary, I request that the AMC review is a balanced assessment that considers the unique features of Pasture Road and takes a pragmatic & practical interpretation of Design Principles in the context of the varied nature of the road where nothing can be considered 'normal'.

Appendix D – Photographs of existing and diagrams of proposed









Approved plans from 2018**Front Elevation as Proposed**

1:100

**Rear Elevation as Proposed****East Elevation as Proposed****West Elevation as Proposed**