

**PLANNING CONTROL COMMITTEE****DATE: 22 January 2026****PLANNING APPEALS DECISION**

<b>APPELLANT</b>	<b>DESCRIPTION</b>	<b>SITE ADDRESS</b>	<b>REFERENCE</b>	<b>APPEAL DECISION</b>	<b>COMMITTEE/ DELEGATED</b>	<b>COMMENTS</b>
Mr & Mrs Saroye	First floor rear extension to create a self-contained one-bedroom flat to include installation of external staircase.	101 Pixmore Avenue Letchworth SG6 1QX	25/01438/FP	Appeal Dismissed on 07 January 2026	Delegated	The Inspector stated that the raising of the ridge height, brings a substantial concern about the effect of this on the decorative details on the gable elevations, described in paragraph 5 above. Drawing No.19/010/A/006 shows that raising the ridge involves raising both roof slopes, from eaves up to the new ridge level. The Inspector appreciated the appellants' point that the Heritage and Conservation Officer did not comment beyond the fact that there would be a minimal impact from the extra height, but it is difficult to see how this would be achieved without damaging the stepped features in red brick and the lozenge feature. The Inspector considered that any harm to these features would be unacceptable, certainly amounting to less than substantial harm, of medium degree. The Inspector also had to consider the fact that The Old School House is within the Royston Conservation Area: such harm would not preserve or enhance its character or appearance.

