

**4/02283/12/LBC - OIL FUELLED BOILER, ASSOCIATED OIL STORAGE TANK AND
UPGRADING OF HEATING DISTRIBUTION SYSTEM.
DUNSLEY BUNGALOW, COW LANE, TRING, HP235NS.
APPLICANT: ALDWYCK HOUSING GROUP - MR M MOTT.**

[Case Officer - Yvonne Edwards]

[Grid Ref - SP 93630 11752]

Summary

The application is recommended for approval.

Site Description

Dunsley bungalow is a grade II listed building dating from the 1920s. It is located set back from Cow Lane surrounded by high hedgerows and mature trees. It is a small holding.

Proposal

It is proposed to install an oil boiler and an oil storage tank as part of an upgrade to achieve Decent Homes Standards. This involves an externally located boiler to be placed to the rear of the dwelling in a fenced area allowing access for servicing and standing on paving slabs. A pipe is proposed to connect the hot water to the dwelling.

The oil storage tank is proposed further into the garden, again to be fenced off and connected by a buried pipe line. It would stand on paving slabs.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Town Council.

Planning History

No relevant history.

Policies

National Policy Guidance

NPPF
Circular 11/95

Dacorum Borough Local Plan

Policies 1, 9, 11, 13, 58, 119
Appendices 1, 7

Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013) -

Policies CS12 and CS27

Supplementary Planning Guidance

Residential Character Area TCA19: Grove Road and Cow Lane
Energy Efficiency & Conservation

Representations

Tring Town Council

Tring Town Council recommended this application for refusal on the grounds it was an inappropriate development within the curtilage of a listed building.

Conservation and Design

Dunsley Bungalow is a circa 1920 building built as part of the programme of Homes Fit for Heroes (1914-1918 war). The building is single storey with elm weatherboarding and a tiled roof. A significant part of the internal detailing survives providing further interest to the bungalow.

The scheme proposes the introduction of an external oil-fuelled boiler and associated oil storage tank. The oil boiler is to be set to the rear of the building, partially hidden by an attached outhouse and the enclosure completed with low-level fencing. The oil tank is proposed to be again to the rear of the building but occupying a position 10m from the building adjacent to the north boundary and enclosed by low-level fencing.

It is considered that the proposals have been approached with a level of sensitivity and the visual effect on the setting of this building of special architectural and historic interest is minimal. Therefore from a conservation point of view the scheme is considered acceptable for approval.

Hertfordshire Biological Records Centre

No comments to date

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None.

Considerations

Policy and Principle

Providing a modern form of heating to the listed building is acceptable in principle.

Effects on appearance of building

The proposals are acceptable with respect to the appearance and setting of the listed building and are supported by the Conservation Officer. Details of the type of fencing will be required by condition to ensure that it does not detract from the appearance or setting of the listed building.

RECOMMENDATION – That Listed Building Consent be **GRANTED** for the reasons referred to above and subject to the following conditions :

- 1 **The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

NOTE 1:

This decision to grant consent has been taken for the following reason having regard to the policies and proposals in the development plan and to all other material planning considerations, including relevant supplementary planning guidance.

The proposals would preserve the character of the listed building.

NOTE 2:

The following policies of the development plan are relevant to this decision:

Dacorum Borough Local Plan 1991 - 2011

Policies 2, 9, 10, 11, 13, 58 and 119
Appendices 5 and 7

Supplementary Planning Guidance
Development in Residential Areas

Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013)

Policies CS12 and CS29