

6. APPEALS UPDATE

A. LODGED

4/02986/15/FUL MR M SMYTH
CONVERSION OF EXISTING AGRICULTURAL BARN TO
FORM A DETACHED TWO BEDROOM DWELLING
AGRICULTURAL BUILDING NEAR TO FRONT ACCESS TO
FLAUNDEN HOUSE STABLES, FLAUNDEN, HEMEL
HEMPSTEAD, HP3 0PW
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4/02987/15/FHA MR SMYTH
SINGLE STOREY REAR EXTENSION
THE COACH HOUSE, FLAUNDEN HOUSE STABLES,
FLAUNDEN
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B. WITHDRAWN

None

C. FORTHCOMING INQUIRIES

4/02263/15/ENA HAMBERLINS FARM - MR G EAMES
APPEAL AGAINST ENFORCEMENT NOTICE
LAND AT HAMBERLINS FARM, HAMBERLINS LANE,
NORTHCHURCH, BERKHAMSTED, HP4 3TD
[View online application](#)

D. FORTHCOMING HEARINGS

None

E. DISMISSED

None

F. ALLOWED

4/00723/15/FHA MR & MRS G NEWCOMBE
GARAGE CONVERSION WITH FIRST-FLOOR EXTENSION
ABOVE
5 THE OLD FORGE, TRING ROAD, LONG MARSTON,
TRING, HP23 4RL
[View online application](#)

Summary of Inspectors Response

The proposed extension would relate satisfactorily to the original design concept by the continuation of the half hipped roof element and with matching roofing and facing materials. The jettied front elevation would introduce additional visual interest to the street elevation and in the context of the overall building it would be subservient and a modest addition in terms of its scale and impact. Being set well away from the side boundary with No 1 Astrope Lane, and with a limited roof form, I am also satisfied that it would not be overbearing or dominate it from a design point of view.

With regard to parking, I noted the limited size of the existing garage, its unsuitability for the parking of most modern cars and the fact that it is used for storage purposes at the current time. Furthermore I agree with the Council that one additional bedroom is unlikely to create any significant parking demand over and above what is currently the case for the existing dwelling. I also agree with the Council that the proposed extension would have no adverse effect on the occupiers of No 1 Astrope Lane, given the fact that it would be set well away from the common boundary and that the rear of an existing garage is already set forward of No 1's front elevation. There would be no issues arising from the proposed rear dormer window given that it would primarily overlook a courtyard parking area.

Given the above, the proposal would comply with Policy CS27 of the Council's Core Strategy 2013 in that it would protect the setting of the heritage assets. Conditions requiring the development to be carried out in accordance with the approved plans and for matching materials, are necessary in the interests of good planning. Accordingly, subject to those conditions, the appeal should be allowed and planning permission granted.

4/01585/15/FHA Shouler
Two storey side extension. Extension of height to boundary
wall. New pedestrian access
26 THE FOXGLOVES, HEMEL HEMPSTEAD, HP1 2DB
[View online application](#)

Summary of Inspectors Response

In terms of impact within the street scene, I acknowledge the prominent location, but because of the relatively tight corner and road alignment, the property is not

prominent in longer distance views when approaching from the north, and the boundary is already clearly enclosed by the existing high side/rear brick wall which abuts with and follows the curve of the public footpath. From the other direction, there is not a consistent building line because of the variation in road configurations and different architectural designs and I therefore do not consider it critical that the space to the side, which is partly enclosed by the wall in any case, is retained for townscape reasons. The sense of openness would still be apparent at the front where the terrace has open plan front gardens, and also at the side where there would still be a wide grass verge between the footpath and the road. For these reasons I find that in this particular instance the street scene would not be harmed. That might not be the case elsewhere on the estate where in some areas there is a greater consistency of building line and openness.

For the above reasons the proposal would comply with Policy CS 12 of the Council's Core Strategy and advice in Appendix 7 of the Saved Local Plan 2004 in that it would integrate with the street scene character and harmonise with the original design and character of the house. Although it would not fully accord with all advice in Appendix 7 in that it would extend the full width of the side area, there would be no harm arising in this instance for the reasons set out above.

4/03142/14/FUL Bray
DEMOLITION OF EXISTING DWELLING AND ERECTION OF
THREE NEW DWELLINGS
7 PICKFORD ROAD, MARKYATE, ST. ALBANS, AL3 8RS
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The appeal was allowed and planning permission granted for the demolition of the existing bungalow and construction of three attached dwellings at 7 Pickford Road, Markyate.

The key issues considered by the Inspector were the impact of the proposed development on the character and appearance of the area; and whether the proposals would preserve or enhance the character or appearance of the Markyate Conservation Area.

The Inspector in their decision considered that the existing bungalow detracted from the character and appearance of the conservation area, which is formed of high density 19th century traditional development located on the opposite side of Pickford Road. These Grade II listed buildings have a strong front building line with little or no setback from Pickford Road.

The proposed terrace of three dwellings would bridge the gap between 5b and 9 Pickford Road. This staggered layout would consolidate the building line and together with the resulting density would be more akin with the character of this part of the conservation area than the existing bungalow. The general form and detailing of the dwellings would more closely reflect the character of the listed terrace opposite than other more recent development in the vicinity.

In his concluding comments the Inspector considered that the proposed development would not appear cramped or represent overdevelopment of the site.

The new dwellings would relate well to their surroundings. Overall and given the existing situation, the proposals were considered to positively contribute to the character and appearance of the conservation area and to the setting of the listed buildings.

The application for an award of costs was refused. Whilst the Council could have been clearer in their reasons for refusal, the terms used were all found within the Core Strategy and saved Local Plan and are commonly used planning terms. Both the Conservation Officer and the appeal statement adequately explained the terms and the stance taken in the application of these terms and their role within the relevant development plan policies.

4/03613/14/FUL Jump
DEMOLITION OF EXISTING HOUSE AND REPLACEMENT
WITH 2 DETACHED DWELLINGS WITH ASSOCIATED
ACCESS ARRANGEMENTS (REVISED SCHEME).
27 HALL PARK GATE, BERKHAMSTED, HP4 2NL
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This appeal was allowed and planning permission granted for demolition of an existing house and replacement with 2 detached dwellings with associated access arrangements. The Inspector considered that the main issue in the appeal was the effect of the development proposed on the character and appearance of the area also having regard to the street scene. However, the Inspector found that the proposed development would not result in harm by way of overdevelopment or detrimental effects to the character and appearance of the area and the street scene and that the proposal is in overall compliance with the provisions of the development plan and the NPPF.

In respect of the appellant's