

**4/01501/13/LBC - ROOF REPAIRS AND REMOVAL OF ASBESTOS FLUE AND BRICK INFILLING.**

**BENNETTS END HOUSE, EASTWICK ROW, HEMEL HEMPSTEAD, HP2 4JQ.**

**APPLICANT: DACORUM BOROUGH COUNCIL.**

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[Case Officer - Nigel Gibbs]

[Grid Ref - TL 07113 06866]

## **Summary**

The application is recommended for approval.

The proposed works to this Grade 2 listed building will be compatible with and enhance its historic fabric, ensuring the building's longevity and continued use as a nursery. The works are necessary to maintain to the building's safety and condition. The proposal accords with Policy CS27 of the Pre- submission Core Strategy, Policy 119 of the Dacorum Borough Local Plan and the heritage expectations of the National Planning Policy Framework.

## **Site Description**

St Nicholas Nursery is a two storey 16 /17 Century Grade 2 listed building located off Eastwick Row. This is just to the north of the St Albans Road/Bennetts End Road/White Hart Road main roundabout junction.

The building is located within the eastern part of the nursery's grounds. There is modern housing to the north, east and south.

## **Proposal**

The proposal comprises the upgrading of the building's roof, the removal of an asbestos flue chimney and the resultant brick infilling. These proposals are required in association with a range of other works which do not require listed building consent but are necessary for the continued maintenance of Bennetts End House.

The application is supported by a comprehensive heritage statement and associated Schedule of Works.

## **Referral to Committee**

This is because the works are to a building owned by Dacorum Borough Council

## **Policies**

National Planning Policy

National Planning Policy Framework

Dacorum Borough Local Plan 1991-2011 Saved Policies

Policy 119

Dacorum Core Strategy

Policy CS27

### Supplementary Planning Guidance/Documents

Environmental Guidelines

### **Representations**

#### Conservation & Design

St Nicholas Nursery is a two storey red brick property. It dates to the 17<sup>th</sup> Century with later additions and alterations. The building is Grade 2 listed and located off Eastwick Row. It is also owned by the Council. There are two curtilage listed outbuildings associated with the property, one used as a kitchen and the other as a store – the roofs of these buildings are in need of repair.

The proposed roof works seem sensitive to the listed status of the building and the replacement of former poor tile repairs will be an enhancement.

The removal of the asbestos flue and infilling with an appropriate brick to match will enhance the appearance of the building.

The proposal accords with DBLP Policy 119 and the application is recommended for approval. The tiles and bricks need to be agreed as a condition of consent, an assessment of the suggested samples and a site meeting soon after the works to strip the roofs has started would be appropriate.

#### Response to Newspaper Advertisement/ Site Notice

None to date. The Members will be updated upon the receipt of any subsequent representations at the meeting.

### **Considerations**

#### Policy and Principle .

The main consideration is whether the proposed works are compatible with the existing listed building's special architectural /historic quality.

This is with due regard to Policy CS27 which expects that the integrity of the Borough's heritage assets will be protected, conserved and if appropriate enhanced. The NPPF endorses this approach. DBLP Policy 119 confirms that there is a general presumption in favour of the preservation of listed buildings of special architectural or historic interest.

#### Effect upon the Listed Building

The building's historic value is due to its age, quality and location surrounded by substantial modern New Town housing development. Its longstanding use as a nursery has ensured that the building has for many years been closely connected with

and valued by the local community. This use has raised its wider heritage profile benefiting several generations through its conservation.

All the proposed works will benefit the listed building. The works to the roof are essential and there will be a resultant enhancement through the replacement of former poor tile repairs and the removal of the asbestos flue and infilling.

## **Conclusion**

The proposals are essential in maintaining the building's heritage quality under the Council's continued guardianship and comply with local and national policies enabling the preservation of the character and integrity of this important 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.

- 2 Samples of the roof tiles and bricks to be used for the approved works shall be submitted to the local planning authority following the approved removal the existing roof tiles. The works shall be carried out fully in accordance with the approved materials.**

Reason: To safeguard the character and appearance of the listed building to accord with the requirements of Policy 27 of Dacorum Core Strategy and Policy 119 of the Dacorum Borough Local Plan 1991-2011.

- 3 The works hereby approved shall be carried out in accordance with the following approved plans in conjunction with the Schedule of Works:**

**Location Plan 1:1250, Site Plan 1:500, Drawing Nos. 15/01/619/TD/21, 15/01/619/TD/22, 15/01/619/TD/23 (lean-to extensions) elevations) and 15/01/619/TD/23 Roofing details**

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building to accord with the requirements of Policy 27 of Dacorum Core Strategy and Policy 119 of the Dacorum Borough Local Plan 1991-2011.

### Article 31 Statement

Listed building consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance

with the Town and Country Planning (Development Management Procedure)  
(England) (Amendment No. 2) Order 2012.