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DEVELOPMENT MANAGEMENT AGENDA

THURSDAY 26 NOVEMBER 2020 AT 6.30 PM
MICROSOFT TEAMS - MICROSOFT TEAMS

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

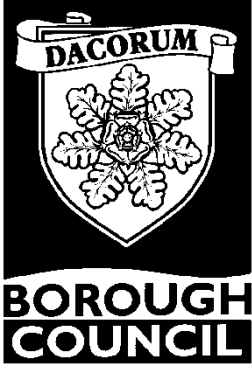
Councillor Guest (Chairman)	Councillor Oguchi
Councillor C Wyatt-Lowe (Vice-Chairman)	Councillor Riddick
Councillor Beauchamp	Councillor R Sutton
Councillor Durrant	Councillor Uttley
Councillor Hobson	Councillor Woolner
Councillor Maddern	Councillor Tindall
Councillor McDowell	

For further information, please contact member.support@dacorum.gov.uk or 01442 228209

AGENDA

7. **ADDENDUM** (Pages 2 - 18)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE
Thursday 26th November 2020 at 6.30 PM

ADDENDUM SHEET

Item 5a

20/01940/FUL DEMOLITION OF EXISTING EXTERNAL STORES AND CONSTRUCTION OF NEW ONE BEDROOM DWELLING

Buttercup House, 33 High Street, Bovington, Hemel Hempstead, Hertfordshire, HP3 0HG

The proposed scheme has been reassessed having regard to the amended parking standards within the Parking Standards SPD (November 2020) Members will be aware that this document was adopted at Council on the 18th November 2020. The document states that a single bedroom property within this locality should provide 1.25 allocated parking spaces. A single space is provided for the proposed dwelling within the adjacent garages. This is considered to be satisfactory.

Recommendation

As per the published report.

Item 5b

20/01941/FUL DEMOLITION OF EXISTING LOCK-UP GARAGES AND CONSTRUCTION OF NEW GARAGES WITH A ONE BED DWELLING ABOVE

Garages Opp. Flats 1 & 2 Buttercup House, 33 High Street, Bovington Hemel Hempstead, Hertfordshire, HP3 0HG

The proposed scheme has been reassessed having regard to the amended parking standards within the Parking Standards SPD (November 2020) Members will be aware that this document was adopted at Council on the 18th November 2020. The document states that a single bedroom property within this locality should provide 1.5 allocated parking spaces. A single space is allocated for the dwelling within the proposed building. This is considered to be satisfactory.

Recommendation

As per the published report.

Item 5c

20/02550/FUL CONVERSION OF BASEMENT INTO 1X 1-BEDROOM FLAT

Nash House, Dickinson Square, Hemel Hempstead, Hertfordshire HP3 9GT

The proposed scheme has been reassessed having regard to the amended parking standards within the Parking Standards SPD (November 2020). Members will be aware that this document was adopted at Council on the 18th November 2020. The document states that a single bedroom property within this Zone 3 location should provide is:

Allocated 1.25

Unallocated 1.0

The application relies upon the 11 previously approved spaces (serving 9 flats and community unit) to serve the additional proposed flat through the shared car parking area with 2 disabled parking spaces.

On the basis that all the 11 spaces at the site are communal/unallocated, the new standard requires 1 additional space to serve the proposed flat.

The application relies upon the 11 previously approved spaces (serving 9 flats and community unit) to serve the additional proposed flat through the shared car parking area with 2 disabled parking spaces.

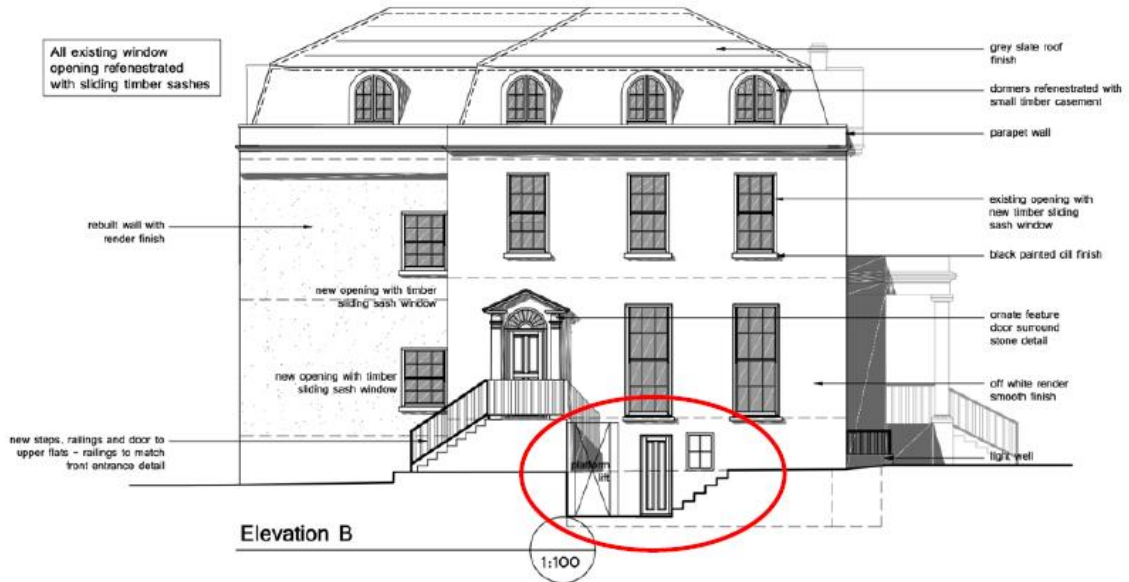
The Previous Standard required an additional 1.25 spaces for a 1 bedroom dwelling.

Based upon this difference in standard it is considered that the approach referred to by the report under 'Highway Safety / Access/ Parking' is still applicable and the parking provision is considered satisfactory.

Response from Environmental and Community Protection

No comment for noise and air assessment.

20/02550/FUL - CONVERSION OF BASEMENT INTO 1X 1-BEDROOM FLAT Nash House
 ELEVATION DRAWING



20/02550/FUL - CONVERSION OF BASEMENT INTO 1X 1-BEDROOM FLAT Nash House
 ARTISTS IMPRESSION





Councillor Maddern's Statement

In advance of the DMC meeting on Thursday 26th November, I would ask that the committee familiarise themselves with the original approved planning permission for Nash House, in particular the DMC meeting Officer's Report – 24th May 2018 – (starting at page 105):

<https://democracy.dacorum.gov.uk/documents/g1440/Public%20reports%20pack%2024th-May-2018%2019.00%20Development%20Management.pdf?T=10>

Also, the Delegated Officer's report for the refused application for a basement flat (August 2020):

https://planning.dacorum.gov.uk/publicaccess/files/3B47E319F372CAB6B47A30DC45BC08EA/pdf/20_01248_FUL--1103475.pdf

For your convenience I have extracted the following relevant points that I will refer to during the DMC meeting:

DMC Officer's Report, 24th May 2017 (4/01679/17/MFA):

Summary 2.4 (p108): "The revised proposal has therefore been considered as what appears to officers a last opportunity scheme for Nash House..."

Proposal 4.1 (p109): "This is for the partial reconstruction and extension of Nash House to provide 9 flats (5 onebed, 4 two-bed) and a community use on part of

ground floor involving 560 square metres of floorspace. It will be served by ramped access, a bin storage area and 11 parking spaces. This is the Revised Scheme.”

4.3 (p109): “As compared with the Original Scheme [10 flats], the Revised Scheme shows the following changes:

- a reduction in the number of units from ten to nine;
- the provision of 5 one-bed units and 4 two bed-units;
- the introduction of a community use on the ground floor with a ramped access;
- Flat 4 shown as a duplex and including a bedroom within the basement;
- the provision of bin storage areas;
- all of the residential units designed to meet the national space standards; and
- the removal of 3 second floor windows on the north-east elevation.

4.5 - Basement (139 sqm) (p110)

“The Applicant does not intend to propose any additional usage of the basement. This was not included in either of the two planning permissions to convert the building (see below). The proposed refurbishment and maintenance of the basement would add considerable costs to what would already be a very expensive undertaking. It is therefore even more important that a residential use is permitted on the remaining floors to ensure that the redevelopment is viable”

Conclusion - 10.12: (p123) “In accordance with the NPPF 's emphasis upon sustainable development it is concluded that to give the opportunity to 'unlock the situation' would be for the LPA to support the scheme subject to the carrying out of the development within a clearly prescribed time period, the permanent provision of a community use on the ground floor, an option to use the basement for alternative purposes and the provision of a disabled/ inclusive ramp linked to the portico.

2 **No flat hereby permitted shall be occupied until the community use unit is provided fully in accordance with the approved drawings and thereafter the community use unit shall be permanently available for community use between 10.00 and 20.00 hours Mondays to Fridays and 10.00 and 16.00 hours on Saturdays and before the first use of the community unit hereby permitted a Management User Plan shall be submitted to the local planning authority confirming how it will be operated at all times. The community use shall be operated fully in accordance with the approved Management Plan at all times.**

The community use unit shall be provided before its first use with an internal heritage display and external heritage signage for Nash House and thereafter at all times fully in accordance with details submitted to and approved in writing by local planning authority.

Reason: To ensure that the community use is permanently provided at all times to accord with the expectations to the former Sappi site which is subject to Planning Permission 4/01382/09/MFA and Policies CBS 23 and CS27 of Dacorum Core Strategy.

Conditions (p124):

5 **The development hereby permitted shall not be occupied until the ramped access to the community unit and platform lift access and the parking spaces shown by the approved site layout plan shall have been provided. In addition the main portico entrance access shall at all times be provided with a disabled access fully in accordance with details which shall be submitted to and approved in writing within one month of the commencement of development at the site. Both accesses and all of the parking spaces shall be retained thereafter at all times and they shall not be used thereafter otherwise than for the respective approved purposes. In addition cycle storage shall be provided at the site at all times fully in accordance with details submitted to and approved in writing by the local planning authority before the first use of the building hereby permitted.**

Reason: To provide the ramped/ disabled/ inclusive accesses, parking and cycle storage at all times in accordance with Policies CS8 and CS12 of Dacorum Core Strategy.

11 **All the bathroom windows of the development hereby permitted shall be permanently fitted with obscured glass, no additional windows shall be installed within the building and the roof of the flat roofed side component shall not be used as an amenity area, balcony or roof garden.**

Reason: In the interests of residential amenity to accord with Policies 12 and 32 of the Dacorum Borough Core Strategy.

13 **Bat and bird boxes shall be installed at the site before the first occupation of any of the flats or the first use of the community unit hereby permitted. Thereafter all these boxes shall be retained at all times.**

Reason: In accordance with Policy CS29 of the Dacorum Core Strategy and the approach of the National Planning Policy Framework to biodiversity.

14 **The development hereby permitted shall be subject to a permanent Management Plan for the building's and its curtilage's regular and permanent maintenance including the refurbishment and use of the basement, communal areas and all parts of the community unit. The Plan shall be submitted to the local planning authority before the first occupation / use of any part of the building and carried out at all times fully in accordance with the approved scheme.**

Reason: In the interests of the character and appearance of the building to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy.

NASH HOUSE - Delegated Officer's Report 20/01248/FUL – (Refused August 2020)- p9:

Officer quotes National Design Guide [see Government Document: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf]

“This notes:
H1 Healthy, comfortable and safe internal and external environment

124 Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, accessibility and adaptability.

125 Well-designed homes and buildings are efficient and cost effective to run. They help to reduce greenhouse gas emissions by incorporating features that encourage sustainable lifestyles. They maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality.

126 Well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher-density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important.”

Finally, please see this photograph – I will be referring to it in my speech:



Many thanks,
Jan Maddern

Recommendation

As per the published report.

Item 5d

20/02272/FHA CONSTRUCTION OF A SINGLE STOREY OAK CART SHED STYLE CAR PORT WITH LOG STORE

3 Little Gaddesden House, Nettleden Road, Little Gaddesden, Berkhamsted,
Hertfordshire, HP4 1PL

Policy Update

The proposed scheme has been reassessed having regard to the amended parking standards within the Parking Standards SPD (November 2020). Members will be aware that this document was adopted at Council on the 18th November 2020, therefore all planning applications that were submitted before the 18 November 2020 will be determined against the new parking SPD.

The new Parking Standards SPD does not affect the assessment of the above planning application.

Representation from Applicant:

As you know, I'm concerned that comments from the Conservation & Design team reflect a misunderstanding of both our design proposal and the relationship between the house and the land.

I thought it would be useful to address misjudgement in their commentary. I suspect that a site visit would immediately mitigate almost all of these concerns. Given that this isn't possible, I'll do my best to bring clarity in my notes below and by providing further photographs and location information.

Notes on DBC comments:

1. *"The proposal is to erect a double garage with log store."*

This is incorrect. It's specifically an open-front cart-barn, not a garage. This design has been directed by the Buildings Design Guidance published by the Chilterns Conservation Board to ensure consistency with Chiltern vernacular features.

2. *"The structure will sit in front of No 3."*

This is incorrect. Taking the historic role of the land, all of our garden at No.s 1, 2 and 3 Little Gaddesden house are is 'in front' of the property. However, as is well documented, the sub division of Little Gaddesden House has radically changed the historical flow and relationship between the house and its land. The land is functionally our back garden. Our 'front door' is on the North-East face of the house, accessed via the communal courtyard. Many other structures already sit 'in front' of Little Gaddesden House, including Stables, a menage, sheds. There are even two

residential properties – ‘The Bothy’ and ‘Garden Cottage’ to the front of the original house.

3. *“It is a sizeable timber-framed building with a rear aisle and side log store.”*

This is incorrect. There is no rear aisle. The design selected is a low-rise design, using a cat slide at the rear to minimise overall volume and height.

4. *“It does appear that it will impact on several trees”*

This is incorrect. The location and dimensions of the cart barn has been selected in conjunction with an arborist to ensure no impact on trees.

5. *“Sits awkwardly in relation to the entrance drive”*

This is incorrect. The subdivision of the land between #2 and #3 Little Gaddesden House has created a boundary with abrupt alternate right and left turns zig-zag). The location is set back from the drive, against the boundary. It is in the most natural location for the current entrance drive. As a result there is no need to adjust the entrance or driveway. A detailed layout of the site, showing the location of the entrance drive is attached.

6. *“Will affect views of, and from the listed building”*

This is incorrect. There is no natural view of the house from this location. It is a boundary bed with minor bushes. The view of the property is from the entrance drive, which remains unchanged at every step, from the entrance gate all the way up to the property. The cart barn is entirely to the side of the drive, set out of the way. Three members of Little Gaddesden Parish council visited the site in person in making their own assessment on our proposal, in order to satisfy themselves over the location, impact on our neighbour and impact on the heritage asset. In their words, ‘That’s the ideal location, I can’t see any problem with that at all’. With regards the view from the property, the current view from the house to this area is of the holly boundary hedge. We have stated our intention to extend the holly hedge to screen the side of the timber cart barn, meaning it will be screened by holly on three sides. The future view from the house will therefore be entirely consistent with the current view. This is not accidental – the location has been chosen to minimise its impact on the garden, on neighbours and on the main house.

7. *“In conjunction with a recent application for an office/summerhouse for the same property, and in terms of setting a precedent, I am concerned that this will lead to a proliferation of disjointed outbuildings of different styles and material springing up around the listed building, and these will further diminish its setting and views.”*

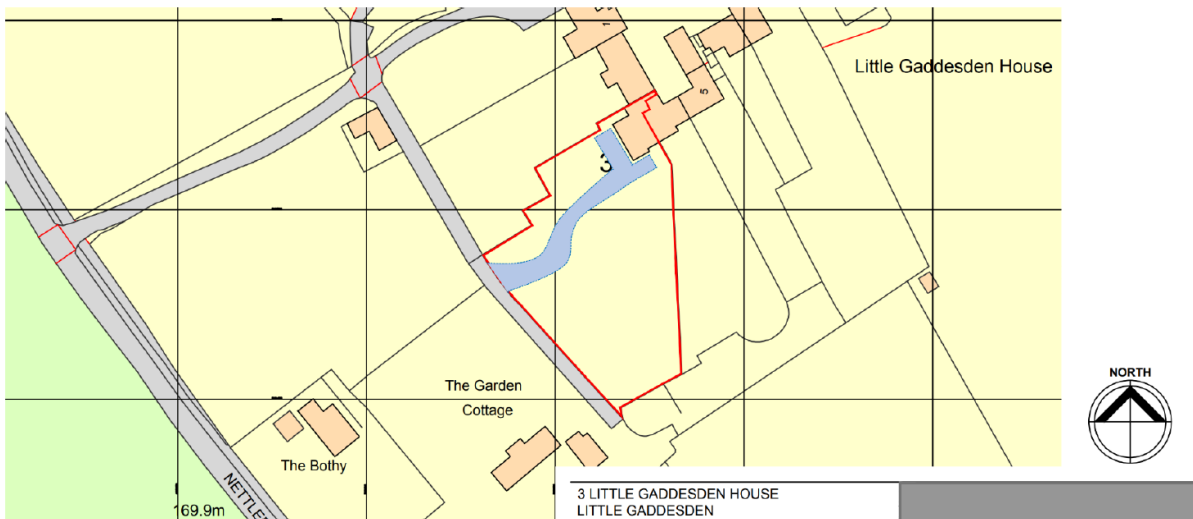
This is incorrect. There is not a planning application in place for an office/summerhouse. We requested pre-application advice in July, but have not had any communication with either planning or heritage teams to this point. This pre-application intends to replace multiple existing buildings or structures with a single

new structure. We are looking to consult and for advice in order to consolidate, not proliferate.

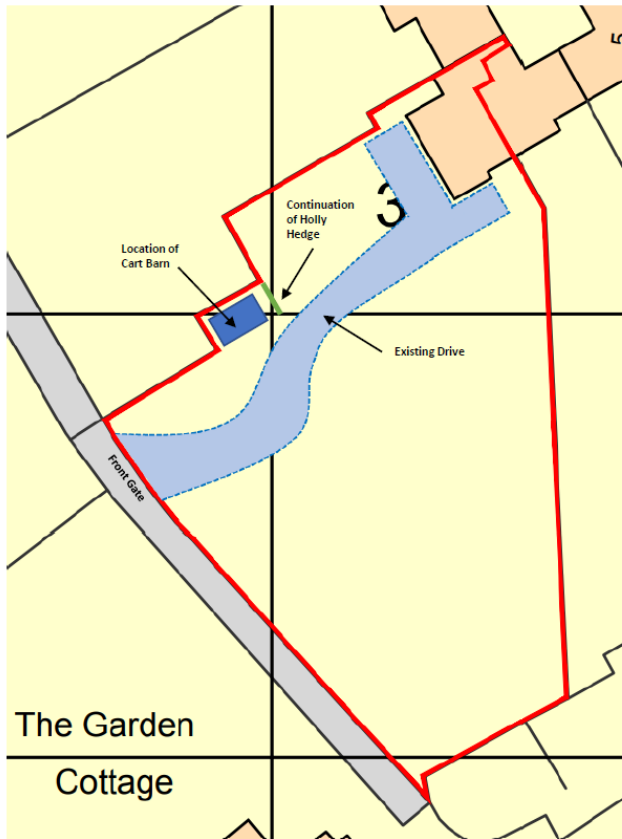
8. *“It would of course be possible to move the parking away from the house which would improve the setting of the listed building without having to construct a large outbuilding.”*

This is incorrect. Other than parking in the middle of the driveway, impacting views to/from the house, all plausible parking locations are within reach of the treeline. We cannot safely park cars near or underneath trees, hence we need structural protection.

Site location:



Inset location of cart barn, relation to house and entrance drive



Views of House from entrance gate/drive: 1/4



Views of House from entrance gate/drive: 2/4



Views of House from entrance gate/drive: 3/4



Views of House from entrance gate/drive: 4/4



Location of extended Holly Hedge (screening shown red).
No impact on views of house from entrance gate or driveway



View of current boundary holly hedge from house



View of proposed extended boundary holly hedge from house (shown yellow).
Near identical view, albeit 6m closer to the house.



Location for open-face cart-barn. Inset into boundary location with space to boundary on left and rear.
Current boundary holly hedge highlighted yellow.

**Note this is not the footprint of the cart barn, only the location.*



Location for open-face cart-barn.

Indicative floorplan highlighted yellow.

Note log store base is gravel, ensuring no impact on tree, as recommended by arborist.



Response from Conservation & Design Officer:

In terms of the applicant's points

1. *This is a double garage with a log store to resemble, in the applicants words, a 'cart-barn', although in vernacular terms there is no such thing as a cart-barn, as a barn was used for threshing. The building also clearly isn't intended for the housing of carts (or wheat). In the original application the applicant describes it as a 'cart shed style car port'. Irrespective of semantics, I didn't however express any objection to the standard AONB design-guide approach of adopting a cart-shed style to serve as a garage.*

2. *Historically, this was the front of the house, and the whole architectural composition of the house, list description etc. reflects that*

3. *In timber-framing terms, with the arrangement of posts, braces, tie-beams - this is clearly a rear aisle; it cannot be described as anything else. The catslide roof is merely a reference to how the roof covers it. Cart sheds were rarely built with either aisles and/or catslide roofs (cart shafts could be raised and so less depth was required) and the need for it here reflects the fact that a traditional building form has had to be adapted to nearly a square plan building to accommodate a non-traditional use.*

4. *There is no arboricultural report but it is difficult to see how, with the position shown on the site location, at the very least the digging of foundations would not impact on the existing tree root systems*

5. *I don't consider I have misread the site location plan produced by The Garden Company referring to the proposed 'Garage'; this very clearly shows the corner of the garage and part of the log store eating into the driveway. Is the location plan itself incorrect?*

6. *As above – the site location plan shows the building cutting into the driveway, so it will affect views in a way that is not indicated in the submitted drawings or photographs.*

7. *I did not state that permission was in place for other buildings. I had responded to the pre-app on the 3rd August 2020 as follows:*

On balance, this appears to be a well thought out scheme, avoiding putting pressure on the listed house and choosing a style of building that should sit discretely and comfortably on the proposed site. Its predominant use would appear to be a home office, so this presumably will be made explicit at application stage. The removal of the other two buildings would also presumably be conditioned.

8. *Moving the parking to the proposed location without constructing a building is not an 'incorrect' statement, it merely expresses a different option to that proposed. The degree of safety afforded to a parked car is precisely that – a matter of degree.*

I cannot see how any element of my analysis can be construed as incorrect. For this reason, I would not want to alter my comments made on the 20th August.

Recommendation

As per the published report.
