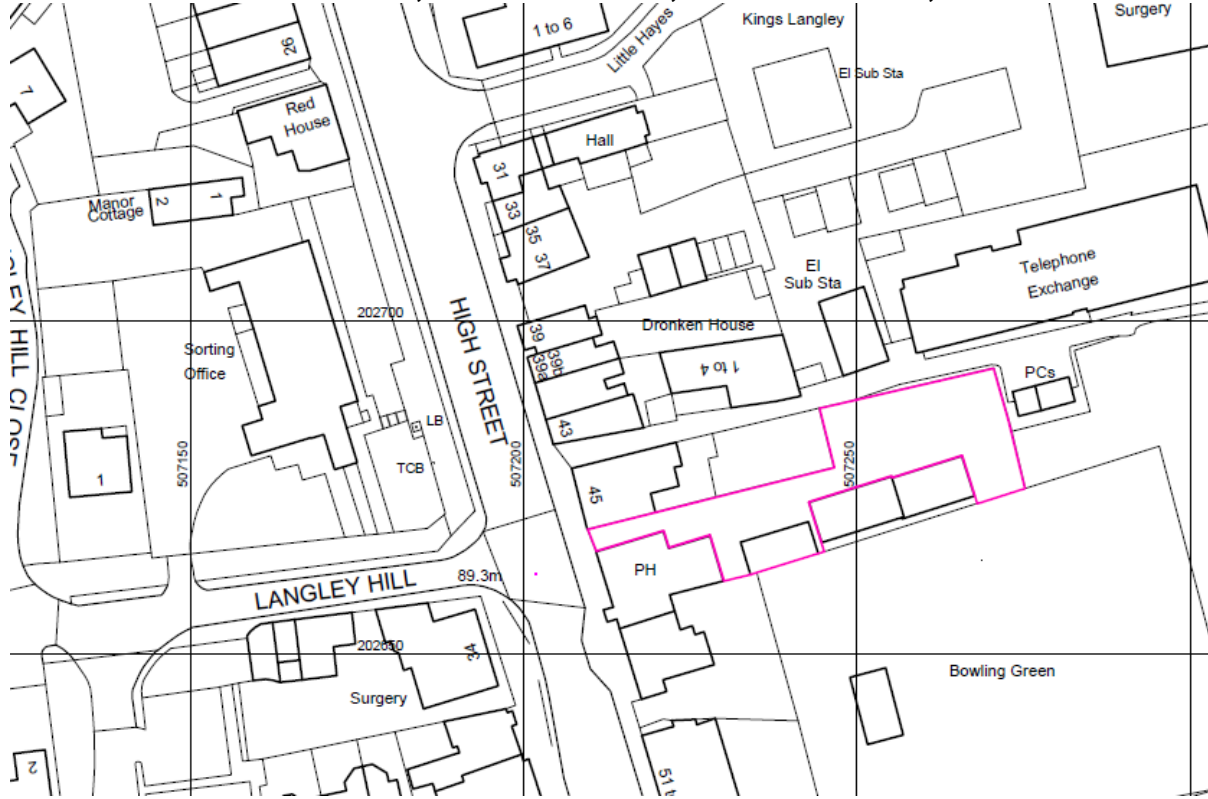


**ITEM 5.14**

**4/00757/15/LBC - CHANGE OF USE TO PRIVATE DWELLING, REPLACEMENT WINDOWS AND DOORS, INTERNAL WORKS.**

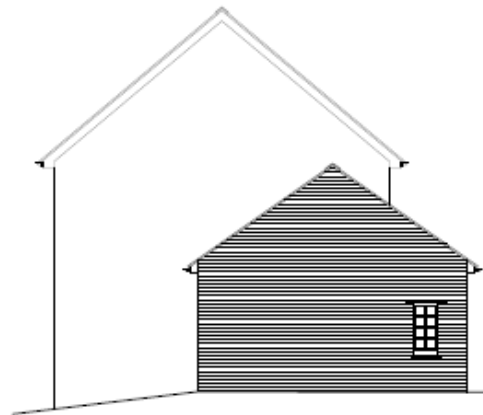
**LAND R/O SARACENS HEAD, 47 HIGH STREET, KINGS LANGLEY, WD4 9HU**



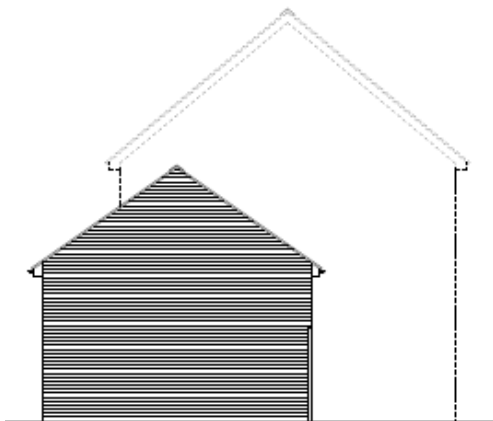
**4/00757/15/LBC - CHANGE OF USE TO PRIVATE DWELLING, REPLACEMENT WINDOWS AND DOORS, INTERNAL WORKS.  
LAND R/O SARACENS HEAD, 47 HIGH STREET, KINGS LANGLEY, WD4 9HU**



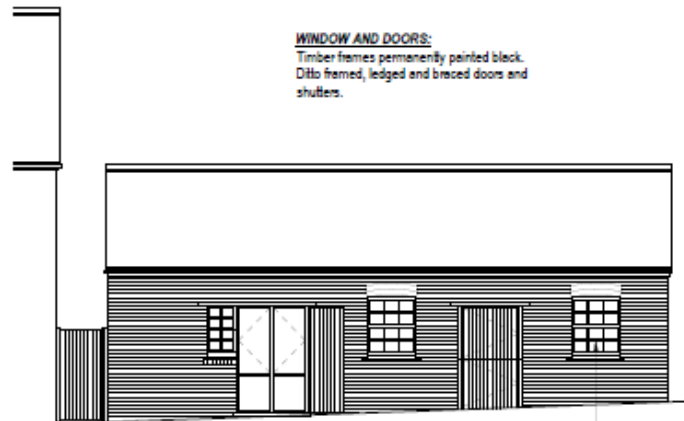
**South Elevation**



**West Elevation**



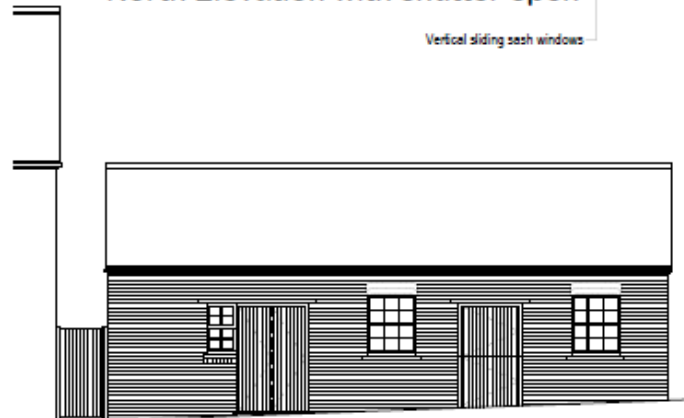
**East Elevation**



**North Elevation with shutter open**

**WINDOW AND DOORS:**  
Timber frames permanently painted black.  
Ditto framed, ledged and braced doors and  
shutters.

Vertical sliding sash windows



**North Elevation with shutter closed**

**4/00757/15/LBC - CHANGE OF USE TO PRIVATE DWELLING, REPLACEMENT  
WINDOWS AND DOORS, INTERNAL WORKS.  
LAND R/O SARACENS HEAD, 47 HIGH STREET, KINGS LANGLEY, WD4 9HU  
APPLICANT: Mr Mitchell**

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[Case Officer - Andrew Parrish]

## **Summary**

The application is recommended for approval. The proposed alterations would not harm the character, appearance or historic interest of this curtilage listed building.

## **Site Description**

The area surrounding the application site comprises the existing car park and outbuilding to the Saracens Head PH, High Street, Kings Langley which is Grade II listed. The wider site has recently completed construction work following permission in 2012 for a two storey block of 4 x 2-bed flats together with amenity space and car parking, and the conversion of the existing outbuilding to a B1 office unit.

Alterations have been carried out to the latter building to convert it to a dwelling rather than a B1 use, which have not been approved.

The application site comprises an outbuilding which is curtilage listed. The site adjoins a bowling green to its south, and recently constructed refuse store to its west, flats to the east together with associated access and parking. The wider site adjoins a public footpath to its northern boundary together with a number of buildings, including a telephone exchange and an electricity sub-station north of this and public conveniences immediately to the east. Public open space lies beyond this. The surrounding area comprises a mix of commercial uses together with residential properties to the rear of the High Street frontages. There are a number of mature trees close to and adjoining the northern and eastern boundaries of the site.

## **Proposal**

Consent is sought for change of use of the outbuilding from office to residential together with alterations to the fenestration and internal layout.

There is a concurrent planning application that deals with the car parking and amenity space, etc.

## **Referral to Committee**

The application is referred to the Development Control Committee due to the contrary views of Kings Langley Parish Council.

## **Planning History**

4/00756/15/FUL CHANGE OF USE TO PRIVATE DWELLING, REPLACEMENT  
WINDOWS AND DOORS, INTERNAL WORKS.  
To be determined

4/01939/14/FUL CONVERSION AND CHANGE OF USE OF B1 OFFICE SPACE  
(FORMER STORAGE BUILDING) TO FORM DETACHED DWELLING  
WITH EXTERNAL ALTERATIONS.

Refused  
22/10/2014

4/00774/14/LBC CONSTRUCTION OF FOUR (TWO BED) FLATS WITH ANCILLARY  
PARKING AND CHANGE OF USE OF BIN STORE TO B1 (OFFICE  
SPACE)

Granted  
04/06/2014

4/00045/14/FUL CONVERSION AND CHANGE OF USE OF STORAGE BUILDING TO  
FORM DETACHED DWELLING WITH ADDITION OF DORMER  
WINDOW EXTENSIONS.

Refused  
12/03/2014

4/00733/12/FUL CONSTRUCTION OF FOUR (TWO BED FLATS) WITH ANCILLARY  
PARKING AND CHANGE OF USE OF BIN STORE TO B1 (OFFICE  
SPACE). (AMENDED SCHEME)

Granted  
14/05/2012

4/01515/11/FUL CONSTRUCTION OF FOUR (TWO BED FLATS) WITH ANCILLARY  
PARKING AND CHANGE OF USE OF BIN STORE TO B1 (OFFICE  
SPACE)

Withdrawn  
30/12/2011

4/00224/10/PRE CONSTRUCTION OF THREE TERRACED DWELLINGS

Raise objection  
27/05/2010

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

### Adopted Core Strategy (CS)

CS27 - Quality of the Historic Environment

## Saved Policies of the Dacorum Borough Local Plan (DBLP)

Policies 119 and 120

### Supplementary Planning Guidance / Documents

Environmental Guidelines Section 7

## **Summary of Representations**

### Kings Langley Parish Council

Objects on the grounds that the residential uses of the whole plot would become over-cramped, and this additional residential use would be out of keeping with the commercial uses in the High Street Conservation Area.

Conservation and Design - The proposal including a large window to the left of the north elevation is unacceptable. This has always functioned as a simple outbuilding relating to the public house. The proposal over-domesticates the building to the point where it loses its historic resonance and character.

It is my strong opinion that the building is returned to its original form regarding its openings. I may consider the large door that originally dominated the left side of the north façade (with a small side window) having a recessed glass door whilst retaining the ledged and braced door which could be pinned back or when required used to cover this opening.

The windows should also return to their original form (timber vertical sliding sashes) and should along with the doors be painted black and this should form part of a condition that this colour must be retained ad infinitum. I recommend the application as presented for refusal.

## **Considerations**

This is an amended application following two previous refusals in 2014.

The 2012 permission / 2014 consent for four flats has largely been built out.

### Policy and Principle

The Saracens Head PH is a Grade II listed building and therefore important to have special regard to the impact of the alterations on the character and setting of the listed building.

Under saved Policy 119, any new development liable to affect the character of an adjacent listed building must be of such a scale and appearance, and must make use of such materials, as will retain the character and setting of the listed building.

The outbuilding the subject of this application is curtilage listed and therefore, in accordance with saved Policy 119, consent to alter or extend the listed building will

only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates.

Policy CS27 states that:

"The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

### Impact on Listed Building

The site is within Kings Langley High Street Conservation Area. The Saracens Head public house is a Grade II listed building and there are a number of other listed buildings along the High Street frontage. The outbuilding is curtilage listed.

Section 72(1) of the Planning (Listed Building & Conservation Areas) Act 1990 requires that special regard is had to the desirability of preserving the setting and character and historic interest of listed buildings.

Saved Policy 119 draws attention to development affecting and in proximity to listed buildings, requiring that the character or appearance is not harmed and that the scale, appearance and materials used in construction retain the character and setting of the listed building.

Policy CS27 states that:

"The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

The application seeks permission to convert a small storage outbuilding, historically associated with the Saracens Head PH, to a dwelling.

the key issue in this case is the impact on the setting of the listed building and the fact that this building is curtilage listed.

The existing building is a representation of a small outbuilding used in relation to the public house. While in itself not of great merit architecturally, it is part of its intrinsic interest as a small building related to the use of the public house. The change of use (under the recent 2012 application) did little to alter its appearance, allowing its association with the public house still to be read (i.e. it does not visually distort its association). For this reason the Conservation Officer was happy to support the conversion of the building to an office use.

Officers have previously advised that they are not against the principle of conversion provided it would not result in major change to the appearance of the building. The previous alterations, which included extensions to the roof, did result in major change to the appearance of the building and were not sympathetic in design, colour or materials.

The Conservation Officer has advised that the current proposed fenestration alterations would over-domesticate the building to the point where it loses its historic resonance and character. She has therefore advised that the building should be returned to its original form regarding the openings.

Two iterations of amended plans have subsequently been received which introduce shutters to the left hand full length windows to replicate the original wooden doors, sliding sash windows with timber frames, and framed ledged and braced doors and shutters, all painted black.

The Conservation Officer is happy with the amendments in Conservation terms which address the previous reasons for refusal. The right hand door has not changed in width as suggested by the Conservation Officer.

The Design and Access Statement indicates that the previously raised issue of the cement render plinth will be removed. It is recommended that this be done before occupation.

The proposal would preserve the architectural and historic interest of the listed building and its setting. It would comply with Policy CS27 of the CS, and saved Policy 119 and of the DBLP.

### Other Matters

The Kings Langley Parish Council objections are noted and dealt with under the concurrent planning application.

**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 The development hereby permitted shall be constructed in accordance with the materials and details specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy 27 of the Dacorum Core Strategy September 2013 and saved Policy 119 of the Dacorum Borough Local Plan 1991-2011.

- 3 The existing cement render plinth shall be removed from the building before first occupation.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the Dacorum Core Strategy September 2013 and saved Policy 119 of the Dacorum Borough Local Plan 1991-2011.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:**

**9189-L-00-LP**

**9189-L-00-01**  
**9189-L-00-02**  
**9189-L-00-03B**

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement

Listed Building consent has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.