



DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 18 January 2018 at 7.00 PM

ADDENDUM SHEET

Item 5a

4/02224/17/FUL - CONVERSION OF BOXMOOR HALL INTO 7 RESIDENTIAL UNITS

**BOXMOOR HALL, ST JOHNS ROAD, HEMEL
HEMPSTEAD, HP1 1JR**

Additional Representations Mr Jonathan Carr

Members have been sent copies of letters dated 20 December 2017 (as referred to by the Report) and 8 January 2018.

Revised Plans

Revised plans have been received in response to the Refuse Controller's latest advice. Any response from the Refuse Controller to the Revised Plans will be reported to the meeting.

Local Representations received from 15 January 2018

1.Representation from The Vice President and Honorary Secretary of Hemel Hempstead Local History & Museum Society

It was with some dismay that it has been read of the proposals to turn Boxmoor Hall into flats.

There does seem to be a number of self evident problems in converting the building, not least the lack of parking space, and the probable effect of having more and more vehicles into the space in front of the building.

As Vice President and Honorary Secretary I have been dismayed that we have continued to lose our historical buildings on be by one. I refer to Nash Mills House, The Heath Park, The Albion Public House and of course the demise of The Bell as

Two Waters. All of these have now gone, and to be honest what now stands in place of them really does little, in my opinion, to improve their respective areas. However, we cannot do anything about those, but I would like to register my objection to the Boxmoor Hall proposal, purely on the basis that it really makes no sense at all and can only lead to increased disruption in that area.

2.12 Heath Brow

Concerns as this historic local amenity will be a loss to the community.

3.Representation from Local Resident (address unknown)

I am writing to object to the proposal of transforming the Boxmoor Arts Centre into residential flats.

I am a former resident of Enfield where every tiny scrap of land was built upon. I feel it would be wrong to witness Hemel Hempstead be transformed in the same manner. Surely all the recent new developments have housed many people? Is there really such a need for more flats to be built so close to the Plough roundabout?

I moved to this town not only to be closer to two of my children but because I was impressed by the beautiful green open spaces and interesting buildings. Now it appears these things are of no interest to a planning committee who are constantly selling off land and buildings for developments. At the same time it is deemed unnecessary to provide the inhabitants with an adequate health system in the form of a local hospital with an A&E department. This really gives me a feeling of deja vu as, despite our campaigning and petitions, the people of Enfield lost their A&E.

Please listen to your residents.

4.23 Lapwing Close

I have just been made aware that this hall may be converted into flats.

I have used this hall many times since I have lived in Hemel Hempstead and I understand that the local university for the third age use it on a bi-monthly basis.

I would like you to record my dissatisfaction with this proposed development unless a similar new hall is to be built to replace it.

Please advise if a new hall is planned to be placed there.

I do not agree that public entertainment premises should be replaced by residential property.

I am still waiting for a replacement to the Pavillion as a dance venue.

5.72 Hunting Gate

Can I make my voice heard regarding the proposed development of Boxmoor Hall. We have and are having far too much building taking over Hemel and loss of our green belt and Heritage.

Boxmoor Hall should be preserved as it stands.

Please post my objection.

6. Leader of the U3a Local History Group

I would like to add my protest to the development of the Boxmoor Hall Arts Centre.

This building was built in the late 1888 with funds donated by the Boxmoor Trust. It is unusual for our town as it is in 17thC Flemish style designed by W.A. Fisher. It has been used as a magistrates' court, and later for Public Meetings then run by Dacorum Borough Council. It has become a centre for the Arts as well as a community facility which we know is something in short supply in our town.

The provision of 6/7 flats affordable or otherwise is a drop in the ocean in the scheme of things. A community facility is of much more value.

Are we to become just a commuter town for London & Watford & St. Albans without any place for our local community and creative skills?

7. Tring Resident (address unknown)

I am dismayed at the thought this wonderful historic building could be demolished to provide flats. I am totally opposed to this plan. I am a Dacorum resident and live in Tring. I trust you will support local people and do the right thing. We are losing our heritages.

8. Address Unknown

I was very shocked and disappointed to hear of the proposed development of this lovely building.

The Art Centre was built for the use of the community and although it had been sold off, it was still used as a venue. I myself had been to several events which had taken place in the hall and in the rooms downstairs and consider it a desirable site.

Too many of the local historic buildings are closing down and we really need to preserve such an attractive landmark. Every effort needs to be made to at least preserve it as a venue not dwellings, which would destroy the integrity of the site. I strongly urge you to reconsider the application and look for an alternative use for the building.

9. Member of U3A

I am a long time member of U3A Dacorum and an even longer resident of Hemel Hempstead. I strongly object to the robbing of our heritage buildings and sights for redevelopment. Please add my name to the ever growing list of objectors.

Recommendation

As per the published report

Item 5b

**4/02316/17/FUL CONSTRUCTION OF A PAIR OF SEMI-DETACHED
DWELLINGS
LAND ADJ. TO 26, STATION ROAD,
BERKHAMSTED, HP4 2EY**

Recommendation

As per the published report

Item 5c

**4/01256/17/FHA FIRST FLOOR SIDE AND REAR EXTENSIONS,
REPLACEMENT OF EXISTING ROOF STRUCTURE
AND EXTERNAL REMODELLING
2 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3
8BT**

Recommendation

As per the published report

Item 5d

4/02362/17/FUL SUBDIVISION OF EXISTING DETACHED DWELLING INTO TWO SEMI-DETACHED DWELLINGS BY CONVERSION OF EXISTING GARAGE TO FORM A 1 BED DWELLING WITH AMENITY SPACE AND PARKING AND MINOR EXTERIOR ALTERATIONS 24 NETTLEDEN ROAD NORTH, LITTLE GADDESSEN, BERKHAMSTED, HP4 1NU

Recommendation

As per the published report

Item 5e

4/02855/17/FHA SINGLE STOREY REAR EXTENSION, PORCH EXTENSION AND FRONT DRIVEWAY INCLUDING NEW CROSSOVER CONSTRUCTION 14 CHAMBERSBURY LANE, HEMEL HEMPSTEAD, HP3 8AZ

Recommendation

As per the published report

Item 5f

4/02637/17/FHA RAISED PATIO AREA AND SIDE ACCESS RAMP 35 ROCKLIFFE AVENUE, KINGS LANGLEY, WD4 8DS

Representation from Councillor Alan Anderson – Ward Councillor for Kings Langley – received on 05/11/17 but omitted in error.

I object to this planning application on the grounds that it has a significant material impact on the privacy of neighbouring living rooms at 37 Rockcliffe Avenue.

Had the walkway and patio not been raised significantly, as shown in the inaccurate

plans for the original development of 35 Rockliffe Avenue, I would not feel there were sufficient grounds for objection.

But I feel there are grounds because contrary to those inaccurate original plans, and still not adequately shown to scale on the new plans, the walkway and patio have been raised significantly to the point where they do impinge on 37 Rockliffe Avenue, and far more so than is evidenced in the surrounding properties.

If you feel there aren't sufficient grounds to withhold planning permission, I would be grateful if you could refer the application to colleagues on the Development Management Committee, and give me the earliest possible warning as to when it is going to colleagues on the Development Management Committee.

Recommendation

As per the published report

Item 5g

**4/02542/17/ADV TWO POSTER PANEL DISPLAYS
ACORN PHARMACY, 256 HIGH STREET,
BERKHAMSTED, HP4 1AQ**

Recommendation

As per the published report
