

**4/02492/15/LBC - SINGLE STOREY REAR EXTENSION.
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED,
HP4 1PW.
APPLICANT: MR KORONKA.**

[Case Officer - Keith Frost]

Summary

The application is recommended for approval. The single storey extension would not be harmful to the architectural and historic significance of No.7 Ashridge Cottage as a listed building. That said the removal of an internal wall does represent a loss of historic fabric and harm to the significance of this designated heritage asset however Listed Building Consent has previously been given in 2006 under 4/01065/06/LBC for the two storey rear extension that has been built. As such the application complies with policy CS27 of the Dacorum Borough Core Strategy.

There is a concurrent application for planning permission under 4/02491/15/FHA.

Site Description

7 Ashridge Cottage is semi-detached property that is part of a group of 8no. early 20th century estate cottages designed by Clough Williams-Ellis that since 2001 have been on the statutory list of buildings of special architectural or historic interest, as Grade II. This group of rendered storey dwellings consists of a range of four attached cottages, laid out along a north-west to south east orientation, with detached blocks of two cottages set forward at either end, forming a wide courtyard open to the road. No.7 Ashridge Cottage being the inner property of the southerly pair of forward projecting cottages.

Proposal

A flat roofed single storey rear extension with an overall height of 2825mm and length of 4099mm and is of a tapered form, being 3692mm at its widest point where it joins with the existing building and then narrowing down to 2869mm wide at the south-western end in response to a narrowing of the plot. The new extension is to be rendered and finished so as to match with the existing building and would have a single narrow window to each side of the extension, with the southern western end (garden) elevation being comprised of three full height glazed bi-folding doors. A large low profile lantern is proposed for the flat roof.

Additionally, it is proposed to reduce the size of the existing ground floor window to the rear of the property whilst enlarging the existing rear access to create a wide opening between the rear of the existing building and the new extension. Furthermore, it is proposed to also remove an internal wall that presently separates the lounge and kitchen.

Referral to Committee

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

Planning History

4/02491/15/FHA	SINGLE STOREY REAR EXTENSION Delegated
4/01726/06/DRC	DETAILS OF JOINERY REQUIRED BY CONDITION 5 OF PLANNING PERMISSION 4/01144/06 (TWO STOREY REAR EXTENSION) Granted 29/09/2006
4/01144/06/FHA	TWO STOREY REAR EXTENSION Granted 21/07/2006
4/01065/06/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS (AMENDED SCHEME) Granted 05/07/2006
4/01950/02/FHA	TWO STOREY REAR EXTENSION Granted

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policy 120

Summary of Representations

Little Gaddesden Parish Council

'The majority view of Little Gaddesden Parish Council is to OBJECT to the planning application. The primary concern of the Council is the substantial negative impact on the layout and density of the building through percentage increase. This is a listed building in a Conservation area and secondary objection concerns design and appearance also negatively impacting the property and neighbourhood.'

Historic England

Do not wish to offer any comments on this occasion.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

8 Ashridge Cottage - Object:

'The application proposes yet another rear extension, deeper by 25% to the 2006 extension. It will further turn what was a medium sized well-built character cottage into a series of out of character extensions. Ashridge Cottages area historically and visually important group of dwellings and this was formally recognised in their Grade II Listing in 2001. The current proposal will adversely affect their character and distinctiveness and harm their historic and architectural significance. '

'In my opinion the proposal is not only out of scale but is out of character with the proposed materials particularly the use of aluminium and lantern roof lights. Building materials should respect the existing fabric of the cottages - this not the right location for a modernistic style.

I hope the statutory Listing will now protect Ashridge Cottages from any more inappropriate developments '

Considerations

Policy and Principle

Policy CS27 of the Dacorum Core Strategy requires new development to be respectful of the integrity, setting and distinctiveness of designated heritage assets that are to be protected, conserved and where appropriate enhanced.

Effects on appearance and significance of building

The proposed extension is of a modern form, finished to match with the host building, and would be built off an existing modern two storey extension added to the historic building in the last decade. As such the works to form a new opening into the extension and reduce the size of an existing ground floor window would not involve the loss of any historic fabric. That said, as part of the application it is proposed to remove the now internalised original rear wall of the original building at ground floor level between the lounge and kitchen. Such works represent both a loss of historic fabric and harm to the historic plan form of the listed cottage and ordinarily would be strongly resisted. However, it is noted that in 2006, under 4/01065/06/LBC, consent has already been given for the removal of the wall between the kitchen and lounge as part of the implemented scheme for a part one and two storey rear extension that has been built.

It is recognised that the proposed extension represents a further enlargement of the original one cell deep property given the addition in the last decade by the part one and two storey rear extension that already. That said, it is considered the size and form of this flat-roofed extension is such that the ability to recognise the original form of the building is not made unduly worse by the addition of the extension. As viewed from the front of the property and in the context of the neighbouring listed cottage there would with the exception of a very restricted 'glimpsed' view in the narrow gap between No. 7 and the adjacent property (No.6 Ashridge Cottages) be no noticeable change to the appearance and setting of the listed buildings.

Conclusions

The rear extension is considered to be of a size and form that sits well with the host building in that it does not overwhelm it nor further diminishes the legibility of the historic host structure or adversely impacted on the significance or appearance of the Ashridge Cottages as an assemble of listed buildings. The extension and alterations to the rear window and door opening would not cause any harm to the architectural and historic significance of the cottage as Listed Building. The removal of a section of the now internalised rear wall to the original building would be harmful to the significance but these works, however, Listed Building Consent has previously given in 2006 under 4/01065/06/LBC for the two storey rear extension that has been built. As such the application complies with policy CS27 of the Dacorum Borough Core Strategy.

RECOMMENDATION - That planning permission 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 No development shall take place until details of the external materials and finishes to be used in the construction of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 3 No development shall take place until details of the windows, bi-folding doors and roof lantern to be used in the hereby permitted development shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 4 All new or altered external surfaces shall be finished or made good to match those of the existing building.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

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

Drawing No. HS 101-OS - Location Plan

Drawing No. 3204/001 Rev. C - Existing & Proposed Floor Plans & Elevations

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.