

**4/03047/15/LBC - INTERNAL ALTERATIONS TO REPLACE PRINCIPAL ROOM
FIREPLACE, MODIFY EXISTING EN-SUITE TO THE FIRST FLOOR, AND BOARD AND
INSULATE LOFT FOR STORAGE.**

8 CASTLE STREET, BERKHAMSTED, HP4 2BQ.

APPLICANT: Dr Moir.

[Case Officer - Keith Frost]

Summary

The application is recommended for approval. The internal alterations proposed are restricted to modern additions to the property and there would be no alteration or loss of historic fabric that would result in undue harm to the building's significance as a designated heritage asset. As such the works are considered to be in accordance with Policy CS27 of the adopted Core Strategy, as well as national guidance contained within the NPPF.

Site Description

The application site is located to the eastern side of Castle Street and comprises a mid-19th century purpose built former shop that was converted in the late 1960s and extended, by a two storey extension to the rear, to form a single dwelling whilst retaining the original shop-front. This property, has since 1973, been included on the statutory list of buildings of historic or architectural interest, as Grade II and forms one of an important group of 12 listed properties set immediately opposite the church St. Peters, within the Berkhamsted Conservation Area.

Proposal

Internal alterations to the listed building to replace the existing fireplace to the ground-floor front room of the property, modify an first-floor bedroom ensuite to form a shower room accessed from the landing and insulation and boarding over of the loft space to provide storage space.

Referral to Committee

The application is referred to the Development Control Committee as the applicant is an employee of the Council.

Planning History

4/00555/12/LBC	REPLACE BUCKLING BRICKWORK ABOVE EAVES ON NORTH SIDE USING EXISTING BRICKS Granted 09/05/2012
4/01360/10/FHA	FIRST FLOOR REAR EXTENSION AND ALTERATIONS Granted 05/10/2010
4/01361/10/LBC	FIRST FLOOR REAR EXTENSION AND ALTERATIONS Granted 05/10/2010

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policy 119.

Summary of Representations

Berkhamsted Town Council

No objection.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No responses received.

Considerations

Effects on significance of the listed building

The present ground-floor fireplace in the principle front room, which had once been the shop, is a late 20th century Georgian reproduction with a raised green marble tiled slab. This fireplace is considered to be of a style and proportion not commensurate with the building's age and status. As such the existing fireplace is of no historic significance. The proposal is for a more restrained later Georgian design of fireplace as depicted on page 4 of the Design, Access & Heritage Statement, with hearth slate set flush with the floor boards (for which there is apparently evidence to show the earlier hearth was similarly set), which architecturally and historically would be more in keeping with the building.

The recessed alcove to the existing ensuite recess to the first floor rear bedroom, which presently contains a wash basin and wardrobe hanging space is formed in plasterboard and is understood to have been created in the late 1960s when the two storey rear extension to the property was built. As such the proposal converted this recessed area into a shower room, utilising the existing services for the wash basin and by replacing the existing bi-folding doors with plasterboard walling and the formation of a new opening onto the landing would not require the loss of any historic fabric.

As for the work to board over the joists in the loft and apply a thinsulex insulation and 9mm plasterboard to the underside of the roof rafters would it is considered not to be harmful to the fabric or significance of the building and ultimately would be reversible.

Conclusions

The internal alterations proposed would be limited to modern additions to the property and as such do not require the loss or alteration of historic fabric that would be harmful to the significance of the property as a designated heritage asset.

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 internal works to replace a ground floor fireplace, modify the first roof rear bedroom ensuite and to board and insult the loft hereby approved shall be undertaken in accordance with the details and specification set out in the Design Access & Heritage Statement unless prior written agreement has been sought and given by the Local Plan Authority to vary works. Works shall then be carried out in accordance with the agreed changes.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy (September 2013).

- 3 All new internal works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any conditions attached to this consent.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy (September 2013).

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

**Design, Access & Heritage Statement,
Location Plan @ 1:1250,
Site Plan @ 1:200,**

Drawing No.1 Floor Plans (mksurveys - project no. 21336)

Drawing No.2 Elevations (mksurveys - project no. 21336)

Drawing No.3 Elevations (cross-sections) (mksurveys - project no. 21336)

Drawing No.4 Elevations (cross-sections) (mksurveys - project no. 21336)

Drawing 001: Fireplace

Drawing 002: Shower

Drawing 003: Loft

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.