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ITEM NUMBER: 5d

4/02266/19/FHA	Retention of existing shed in Garden.	
Site Address:	65 St Johns Road Hemel Hempstead HP1 1QQ	
Applicant/Agent:	Mr Allen	
Case Officer:	Neil Robertson	
Parish/Ward:	No Parish	Boxmoor

1. RECOMMENDATION

1.1 That planning permission be GRANTED.

2. SUMMARY

2.1 The proposal is to be considered by committee due to the application being made by a councillor. It is for the retention of a garden shed and storage structure within the curtilage of a grade II listed building. The shed and store have been at the site since 2003.

3. SITE DESCRIPTION

3.1 The existing house is part of a symmetrical semi detached pair comprising numbers 63 and 65. Two other pairs of matching houses 55 & 57 and 59 & 61 are located adjacent and form a pleasant group. These are all of two storeys constructed in flint with red brick pilasters and hipped slate roofs. All have gardens to the rear.

4. PROPOSAL

4.1 The proposal is for the retention of a shed and a storage building. These are modest in scale of single storey with timber boarded exterior and a shallow felt roof.

5. PLANNING HISTORY

Planning Applications

4/02267/19/LBC - Retention of existing shed in Garden.
PDE -

4/04098/15/LBC - Two storey rear extension and alterations
GRA - 30th March 2016

4/04097/15/FHA - Two storey rear extension and alterations
GRA - 30th March 2016

4/00772/15/PRE - Two storey extension
ROB - 25th March 2015

4/00512/04/LBC - Remove existing timber floorboards, supports and joists. replace with solid concrete flooring in the hallway
GRA - 7th April 2004

4/00469/03/LBC - Remove garage door, replace with window, and internal works to provide new kitchen. Remove present kitchen to create show and utility room and construct firewall
GRA - 4th April 2003

4/00379/98/LBC - Conversion of garage to shower and utility rooms
REF - 6th August 1998

6. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy - Policy CS27: Quality of the Historic Environment
Local Plan - Saved Policy 119: Development Affecting Listed Buildings
National Planning Policy Framework - Section 16: Conserving and enhancing the historic environment

7. CONSTRAINTS

Grade 2 Listed Building
45.7m Air Dir Limit
CIL Zone 3
Former Land Use (Risk Zone)
LHR Wind Turbine
Residential Character Area
SSSI Impact Risk Zone
Town Centre/Local Centre

8. REPRESENTATIONS

Consultation responses

8.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

8.2 These are reproduced in full at Appendix B.

9. CONSIDERATIONS

Impact upon the setting of the listed building.

9.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities should have special regard to preserving the setting of listed buildings. This requirement should be given great weight in the planning process.

9.2 The sheds have been on the site since 2003. They are modest storage structures constructed in timber with shallow felt roofs. It is understood that they replaced similar structures. The materials, finish and scale of the buildings are in keeping with the character of the listed building. They are located at the point in the garden furthest from the listed building and are partially screened by planting. It should also be noted that they are on a similar building line and of a similar scale to the shed in the adjacent property.

9.3 Numbers 55 & 57 and 59 and 61 have small brick back to back sheds located in their gardens adjacent to the houses. These have slate roofs. They appear to have been constructed in immediate post war period probably the early 1950s. The back to back sheds for 63 and 65 appears to have been demolished towards the end of the 20th century possibly late 1980s. As this was not a curtilage listed structure this would not have needed listed building consent to be demolished.

9.4 Having carefully considered the sheds and their impact on the setting and significance of the listed buildings in the whole is not considered that these detract from the setting of the listed building. They do not harm the significance of the listed building or its setting. Therefore having had special regards to preserving the setting of the listed buildings it is considered that the proposals are acceptable and should be approved. As no harm to the setting of the listed building has been identified the balancing exercise as noted in the framework does not need to be entered into.

10 CONCLUSION

10.1 The sheds do not harm the setting of the listed building and are therefore acceptable.

11. RECOMMENDATION

11.1 that planning permission be **GRANTED**

1. No Conditions

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
0	0	0	0	0

Neighbour Responses

Object (O), Support (S), Representation (R)	Comments
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