

ITEM NUMBER: 5d

20/00089/FUL	Raising of Roof, Change of Roof Pitch, Conversion of Barn to Residential Use and Changes to Fenestration.	
Site Address:	Barn A Flaunden Stables Birch Lane Flaunden HP3 0PT	
Applicant/Agent:	Mr Bunu	
Case Officer:	Elsbeth Palmer	
Parish/Ward:	Flaunden Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	Contrary view of the Flaunden Parish Council	

1. RECOMMENDATION

That planning permission be granted.

2. SUMMARY

2.1 The proposal is acceptable in principle as confirmed by previous approvals and complies with CS5 Green Belt in that it is a limited extension to an existing building and has no significant impact on the character and appearance of the countryside. There will be no loss of amenity for the neighbours as a result of the proposal. The proposal will preserve the character of the Flaunden Conservation Area. There will be no impact on parking or highway safety. The Air, Soil and Water Quality will not be detrimentally affected by the proposal. As a result it is considered that the scheme complies with CS12 Quality of Site Design, CS27 Quality of the Historic Environment and CS32 Air, Soil and Water Quality.

3. SITE DESCRIPTION

- 3.1 The site (outlined in red) is located on the eastern side of Birch Lane, Flaunden and is accessed via an unnamed access lane. The site comprises the access and a partly converted Barn – which for the purposes of this and previous applications is called “Barn A”.
- 3.2 The adjacent land (outlined in blue) on the site location plan includes large open fields located to the north-east and north-west and to the south of the site there are three buildings which include:
- Barn B – now called “Honeysuckle Cottage” – which is in residential use and the Manager’s cottage;
 - Large U shaped stable building and a menage; and
 - The Coach House – a residential unit which historically was the manager’s cottage for the equestrian use.
- 3.3 The site is located within the Metropolitan Green Belt and partly covered by the Flaunden Conservation Area. The boundary of the Conservation Area runs along the western side of Barn A and includes the access road.

4. PROPOSAL

- 4.1 The proposal is for the conversion of the barn to residential, raising of roof, change of roof pitch and changes to the fenestration.
- 4.2 It is proposed to raise the ridge height by 1.6 metres. An increase in roof pitch will allow the use of Slate Grey roofing materials rather than the composite metal roof approved under application 4/02327/19/DRC.

- 4.3 It is proposed to increase the eaves height by 0.6 metres to allow the required headroom on the staircase and provide more openness to the landing areas and bathrooms.
- 4.4 The main entrance to the dwellings will be from the south/front via the lounge/diner – the side access will be a secondary access.
- 4.5 The pedestrian and vehicular surfaces will be finished with loose laid gravel – 10 mm local gravel pea shingle in a pale/yellow mixture. The pedestrian access to the western side of the building will be made from this material which will prevent any damage to the trees along this boundary.
- 4.6 The applicant has stated that works for this scheme have not begun. The existing roof is still in situ so it's impossible to exceed the current height.

Background

- 4.7 The whole of this site was the subject of a holistic approach considered under planning application 4/03481/15/MFA which aimed to allow some residential use on the site whilst re-establishing the previous equestrian use. Conversion of Barn A to form a 4 bedroom dwelling was approved as part of this application.
- 4.8 A later application (4/01658/16/FUL) was granted planning permission for conversion of the existing agricultural barn to two semi-detached dwellings on 24.3.17.
- 4.9 4/02327/19/DRC approved a landscaping plan which showed protection of the trees and a footpath along the western side of Barn A.

5. PLANNING HISTORY

Planning Applications:

4/02327/19/DRC - Details as required by condition 2 (materials) condition 3 (landscaping) condition 4 (contamination), condition 7 (layout of use) condition 8 (fire hydrants) condition 10 (business plan) attached to planning permission 4/01658/16/FUL (Conversion of existing agricultural barn to 2 semi-detached dwellings.)

GRA - 12th February 2020

4/01674/19/NMA - Non material amendment to planning permission 4/03481/15/mfa - conversion of existing agricultural barn to form a 4 bed detached dwelling; conversion of existing agricultural barn to form a 2 bed detached dwelling with manager's office; single storey rear

GRA - 10th September 2019

4/01300/17/DRC - Details required by condition 3(landscaping), 4(contaminated land), 5(contaminated land), 7(approved plans), 8(fire hydrants), 11 (materials) and 12 (business plan) attached to planning permission 4/02937/16/ful - conversion of agricultural barn to form a

GRA - 13th July 2017

4/01192/17/DRC - Details of materials, landscaping, contamination, horse and pedestrian safety, sustainability, fire hydrants and business plan as required by conditions 2, 3, 4, 7, 8 and 10 of planning permission 4/01658/16/ful (conversion of existing agricultural barn t

REF - 3rd January 2019

4/02937/16/FUL - Conversion of agricultural barn to form a pair of semi detached dwellings comprising a two-bedroom unit for a stable manager with associated tack storage, lockable office and a one-bedroom dwelling for open market Housing.
GRA - 24th March 2017

4/02298/16/DRC - Details required by conditions 3 (hard and soft landscaping), 4 (phase 1 report), 6 (layout of equestrian use), 7 (fire hydrants), 10 (external materials), 11 (external materials) and 12 (business plan) attached to planning permission 4/03481/15/mfa - con
GRA - 13th February 2017

4/01658/16/FUL - Conversion of existing agricultural barn to 2 semi detached Dwellings.
GRA - 24th March 2017

4/03481/15/MFA - Conversion of existing agricultural barn to form a 4 bed detached dwelling; conversion of existing agricultural barn to form a 2 bed detached dwelling with manager's office; single storey rear extension to coach house; and refurbishment and improvement of
GRA - 5th July 2016

4/03435/15/FUL - Conversion of agricultural barn to b1a office space

4/01123/15/FUL - Conversion of an existing stables to form a single four bedroom house with garage and workshop (revised Scheme).
REF - 21st August 2015

4/01569/05/FUL - Stationing of caravan for safety and welfare of horses
REF - 19th September 2005

4/02292/03/FUL - Extension to cottage and conversion of adjoining stables. Demolition of tack/feed room
GRA - 18th December 2003

4/00567/03/FUL - Demolition of existing tack and feed room, conversion of stables and extension to accommodation REF - *8th May 2003*

4/02089/01/CAC - Removal of barn *REF - 21st February 2002*

4/02088/01/FUL - Replacement of existing barn with new dwellinghouse
REF - 21st February 2002

4/00848/01/CAC - Demolition of barn *REF - 28th August 2001*

4/00821/01/FUL - One dwelling *REF - 28th August 2001*

Appeals:

4/02986/15/FUL – Conversion of Existing Agricultural Barn to form a detached two bedroom dwelling. Appeal Withdrawn by applicant - *17th August 2016*

4/01123/15/FUL – Conversion of an Existing Stables to form a single four bedroom house with garage and workshop. Appeal Withdrawn by applicant - *17th August 2016*

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr

CIL Zone: CIL2
Conservation Area: FLAUNDEN
Former Land Use (Risk Zone): Pond (Infilled?), Birch Lane, Flaunden
Former Land Use (Risk Zone): Former Burial Ground, Birch Lane, Flaunden
Former Land Use (Risk Zone): Infilled Pond, 110 Flaunden
Former Land Use (Risk Zone): Infilled Ponds, Rose Cottage, Flaunden
Former Land Use (Risk Zone): Infilled Pond, Birch Lane, Flaunden
Green Belt: Policy: CS5
LHR Wind Turbine
Parish: Flaunden CP
RAF Halton and Chenies Zone: Green (15.2m)
EA Source Protection Zone: 3
EA Source Protection Zone: 2

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. 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:

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS12 - Quality of Site Design
CS27 – Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS32 – Air, Soil and Water Quality

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;

- Impact on Green Belt
- The quality of design, impact on visual amenity and the Flaunden Conservation Area;
- The impact on residential amenity; and
- The impact on highway safety and car parking.

Principle of Development

9.2 The principle of converting Barn A to residential was accepted as part of the MFA referred to above for the reasons outlined in the Case Officer’s report.

“The Government has taken a number of steps to encourage the re-use of rural buildings for residential and other purposes. Given the thrust of national policy, coupled with the proposed development having no adverse impact on the openness of the Green Belt, it is considered that a robust reason for refusal could not be substantiated when considering the impact of the proposed development on the rural economy alone.

The proposed development is in line with recent changes to planning policies at local and national level. The Core Strategy, NPPF and the GPDO now encourage the conversion of agricultural/rural buildings to residential.”

Impact on Green Belt

9.3 Para. 145 of the NPPF states:

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; “

9.4 Para. 146 of the NPPF states:

“Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:”

“d) the re-use of buildings provided that the buildings are of permanent and substantial construction.”

9.5 A comparative table showing the differences between the original building, the approved conversion and that now proposed is below:

Comparison	Footprint (m ²)	Floor Area (m ²)	Volume (m ³)
Original Barn (Includes outbuildings/extensions at the back)	533.19	533.19	2656.24
Proposed dwellings (20/00089/FUL)	354.47	582.07	2112.87
Approved dwellings (4/01658/16/FUL)	354.47	596.91	1796.49
Difference between original and approved	-178.72	63.72	-859.75
Difference between original and proposed	-178.72	48.88	-543.37
Difference between approved and proposed	0	-14.84	0

% difference (approved: original - 4/01658/16)	66	+12	67
% difference (proposed: original - 20/00089/FUL)	66	+9	79

Footprint: Proposed footprint is 66% of the original size of the barn due to the demolition of the rear outbuildings/extensions and this would be identical to that of the approved scheme.

Floor Area: Proposed floor area would be 9% more than the original barn. However, an increase of 12% has already been approved. The 3% difference between the approved and the proposed is due to the voids in the latter.

Volume: Proposed volume would be 21% less than the original due to the demolition of the rear outbuildings/extensions. The proposed scheme would however be 12% greater than the approved scheme as a result of increasing the roof height.

- 9.6 The changes to the roof proposed will increase the overall height of the barn but the overall volume compared with the original barn will be less as buildings to the rear will be demolished. The removal of Permitted Development Rights (discussed at 9.19) will ensure that there is control over any new outbuildings. It is considered therefore that the proposed scheme will not have a greater impact on the openness of the Green Belt.
- 9.7 The proposed development would therefore not be disproportionate to the size of the original barn and the approved scheme provides a realistic fallback position in this respect.
- 9.8 Based on the above information it is considered that the proposal complies with the NPPF and CS 5 by nature of being small scale and a limited extension to an existing building. The proposal will not have a significant impact on the character and appearance of the countryside.
- 9.9 Amended plans were requested showing the removal of the side door on the eastern elevation as there is no permission for a footpath along this boundary and it was considered that this would result in further encroachment into the Green Belt. These plans are identical to those consulted upon except for the removal of the side door. These plans will be part of the package shown to members at the meeting.

Quality of Design / Impact on Visual Amenity and the Flaunden Conservation Area

- 9.10 The Conservation Officer considered that due to the use of improved materials on the roof that the increase in ridge height would have a neutral impact on the character of the area and the Flaunden Conservation Area.

Impact on Residential Amenity

- 9.11 The nearest dwelling to Barn A is in excess of 50 metres away to the west so there would be no loss of amenity as a result of the proposed scheme.
- 9.12 There will be no significant loss of sunlight and daylight and no overlooking. The roof lights mentioned by an objector have been removed from the proposal.

Impact on Highway Safety and Parking

- 9.13 The existing number of car parking spaces is 5. There are no changes proposed to the number of car parking spaces or the existing access.

Impact on Trees and Landscaping

- 9.14 The row of trees along the western side of Barn A provide a visual screen between the dwellings along Birch Lane and the site. Retention of this row of trees was an important part of the previous approvals.
- 9.15 A condition will be placed on any approval stating that these trees will need to be protected during construction and retained.

Contaminated Land

- 9.16 The site is constrained by a number of former landuse risk zones. This matter was addressed in previous applications. As this proposal is changing the roof height only it will not have any greater impact than the previous proposals.
- 9.17 4/01658/16/FUL set two conditions (4 & 5) regarding contaminated land. 4/02327/19/DRC discharged condition 4 but not condition 5 – this must be submitted in the future. As a result of the above, condition 5 will be added to this approval if granted.

Conditions

- 9.18 Any other relevant conditions set in the previous applications for the conversion of Barn A to residential will also be applied.
- 9.19 It has been recommended that Permitted Development Rights be removed as part of any approval on this site. The reason for this is so the planning authority has control over any extensions or modifications to the converted barn to ensure that there is no impact on openness of the Green Belt and no changes to the external appearance of the dwelling which would be detrimental to the rural character of the building or the Flaunden Conservation Area.

Equestrian Use

- 9.20 The previous approval for Equestrian Use will not be affected by this proposal. The MFA approved conversion of this Barn to residential as part of the holistic plan for the site. As part of the MFA a Unilateral Undertaking was signed to ensure that the equestrian use was re-established.

Ecology

- 9.21 The following comments were received from Hertfordshire Ecology when consulted as part of the MFA application. They were not consulted as part of this application as the only changes being made are to roof height and fenestration.

“We do not have any known biological (habitats or species) records for the application site. We have bird records for the area, and the nearest record of bats roosting within a building is over 600m away.

I advise a precautionary approach is taken and the following **Informatives** are added to any permission granted:

“Bats and their roosts remain protected at all times under National and European law. If bats or evidence for them is discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from Natural England (Tel: 0300 060 3900) or a licensed bat consultant.”

- "Site clearance should be undertaken outside the bird nesting season, typically March to September (inclusive), to protect breeding birds, their nests, eggs and young. If this is not possible then a search of the building/surrounding vegetation should be made by a suitably experienced ecologist and if active nests are found, then works must be delayed until the nesting period has finished."

Response to Neighbour Comments

9.22 These points have been addressed above other than the following:

- No roof lights are proposed;
- The distance between the front elevation of the barn and Flaunden House is well in excess of the minimum front to back distance of 23 metres stated in Saved Appendix 3 of the Dacorum Borough Local Plan; and
- The pathway along the western side of the building will be beneath the trees. The pathway will be surfaced with loose gravel so that no excavation will be required. Protection of the roots of these trees will be ensured. This door will be a side door only.

Community Infrastructure Levy (CIL)

9.23 Policy CS35 of the Core Strategy requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1 July 2015. This application is CIL liable due to resulting in more than 100m² of additional floor space.

10. CONCLUSION

10.1 To conclude it is considered that the proposal is acceptable in principle and complies with CS5 in that it is a limited extension to an existing building and has no significant impact on the character and appearance of the countryside. There will be no loss of amenity for the neighbours as a result of the proposal. The proposal will preserve the character of the Flaunden Conservation Area. As a result it is considered that the scheme complies with CS12 and CS 27.

11. RECOMMENDATION

11.1 That planning permission be granted.

Condition(s) and Reason(s):

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. No development (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces between the windows of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

3. The development hereby permitted shall be constructed in accordance with the materials specified on the application form with the exception of those which describe boundary treatment and the materials between the windows - these are to be addressed via other conditions which require details of boundary treatment and materials.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

4. Prior to the commencement of development hereby approved, a Tree Protection Plan must be prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) setting out how the trees along the western side of Barn A shall be protected during the construction of the approved development and the footpath along the western side of the Barn and how the type of footpath will ensure protection of the trees and their root system in the future, shall be submitted to and approved by the Local Planning Authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 170 of the National Planning Policy Framework (2019).

5. As shown on the approved plans the full size windows at ground floor on the eastern elevation must be non-opening.

Reason: To avoid any encroachment into the Green Belt by the construction of a footpath along this side boundary and therefore to comply with the NPPF and CS 5 Green Belt.

6. All remediation or protection measures identified in the Remediation Statement referred to in Condition (4) of planning application 4/01658/16/FUL shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the Local Planning Authority:

Schedule 2 Part 1 Classes [A, B, C, D, E, F and G]

Part 2 Classes [A, B and C].

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 127 of the National Planning Policy Framework (2019).

Reason: In the interests of safeguarding the openness of the Green Belt; the rural character of the building and the site; and the visual amenity of the surrounding countryside. The proposed development comprises of the conversion of an agricultural building in a rural area and it is important for the local planning authority to retain control over certain future development which would normally represent permitted development, in order to safeguard the rural character of the surrounding countryside.

8. No construction of the superstructure shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- o hard surfacing materials;
 - o means of enclosure: no fencing will be permitted along the western side of the Barn.
 - o soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

9. Notwithstanding the details shown on the approved plans, prior to construction/installation of the garage doors details shall be provided showing the design and materials of the garage doors to blend in with the rural character of the barn conversion. The approved works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: In the interests of protection of the rural character of the countryside and the Flaunden Conservation Area. To comply with CS5 and CS27.

10. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

A. 47499. 04H Proposed Plans and Elevations
Supplementary Planning Statement
Proposed Site Plan

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

Informatives:

1. Planning permission 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
 2. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
 3. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx>.
 4. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
 5. Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'
- Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk
6. Bats and their roosts remain protected at all times under National and European law. If bats or evidence for them is discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from Natural England (Tel: 0300 060 3900) or a licensed bat consultant.

7. Site clearance should be undertaken outside the bird nesting season, typically March to September (inclusive), to protect breeding birds, their nests, eggs and young. If this is not possible then a search of the building/surrounding vegetation should be made by a suitably experienced ecologist and if active nests are found, then works must be delayed until the nesting period has finished."

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Conservation & Design (DBC)	<p>Comments dated 30.3.20</p> <p>I understand and sympathise with the objector's comments. This has always proved a difficult building to convert as a pair of semi-detached dwellings, given its agri-industrial appearance. On balance, the change to a more traditional roof material will be a benefit, and the removal of the roof-lights is therefore a positive (I think the objector may be under the impression they are still included?)</p> <p>On the second point, the submitted plans showed domestic style fenestration which was inappropriate to a barn-like structure, and thus it has been changed to give a more vertical emphasis.</p> <p>I was commenting on the design issues only and so could understand that moving the entrances to the side might be seen to encroach on the Green Belt. There is no reason why the entrances should not stay where they were originally planned.</p> <p>Comments dated 18/3/20</p> <p>This is a contemporary barn that has had consent to convert into dwellings. The proposals would have a minimal impact on the setting of the nearby conservation area. There would be a slight increase in height however the improved materials used would be beneficial. Therefore overall we would not object to the proposal as it would have a neutral impact on the character of the area.</p>
Local Parish	<p>Flaunden Parish Council recommend refusal of this application for the following reasons:</p> <p>The application completely changes the original granted application for a barn conversion.</p> <p>DBC & FPC spent an immeasurable amount of time making sure that the conversion of Barn A would be sympathetic to the surroundings and not impact negatively to the Green Belt. This latest application does not adhere to the policies laid down by both the NPPF and Dacorum's Core Strategy.</p> <p>Raising the roof from 6.36m to 7.9m high will add more bulk to an</p>

already substantial building and will make it much more dominant in the surrounding area.

The suitability of a roof with a pitch of only 12 degrees was queried by FPC at the time of an earlier application but the then developer said that it was a perfectly adequate pitch which it was not necessary to increase.

The significant increase in fenestration is not in keeping with a barn conversion in a sensitive area of the Green Belt. FPC objects to yet another request for an increase in the fenestration which is taking the building still further from the original barn conversion. This is well illustrated by comparing the approved application 4/01658/16/FUL with this new application.

Planning Design Application:

Page 6: The application is misleading in stating that there are no changes proposed to the western elevation and it is inaccurate in respect of the description of changes to the eastern elevation. The list of alterations fails to mention that the front doors on the south elevation are to be moved to the west and east elevations. This will necessitate access by hard paths. The hedge on the western boundary is tight up against the hedge boundary of Birch Lane House. This hedge has a protection condition as part of the permission that no damage would be caused with the conversion.

Page 7: The applicant compares the already approved plan with the proposed plan. It is interesting that for some reason the scale used for the proposed front and rear elevations of the building is different from the scale used for the approved plan. This minimises the apparent size of the building which, using the comparable scale, should be shown 20% larger than shown. No scale measurements are shown on any of the illustrations.

Contrary to the applicant's assertion work has already started on the alterations.

FPC consider that these further amendments will have a detrimental effect on the Green Belt. It will substantially alter a barn conversion into, effectively, the construction of two new large semi-detached houses in the Green Belt. This will change the character of this historic environment.

In summary it is the PC's opinion that the increase in the roof height and the increase in the fenestration would create harm in the Green Belt and the surrounding area of open countryside.

<p>Hertfordshire Highways (HCC)</p>	<p>Comments on amended plans</p> <p>Amendment to proposal: Raising of Roof, Change of Roof Pitch, Conversion of Barn to Residential Use and Changes to Fenestration. https://planning.dacorum.gov.uk/publicaccess/</p> <p>Decision</p> <p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>INFORMATIVES:</p> <p>1. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.</p> <p>2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047</p> <p>3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx.</p> <p>COMMENTS</p> <p>This application is for: Raising of roof, change of roof pitch, conversion of barn and changes to fenestration (Amendment to previous permission Ref. 4/01658/16/FUL) This amendment has no highway implications.</p> <p>ACCESS</p>
-------------------------------------	--

The site is located on Birch Lane, which is an unnumbered "C" Classified Road, with a 30mph speed limit.

No new or altered vehicular or pedestrian access to the highway is required and no works are proposed in the highway.

PARKING

Five parking spaces will be provided.

CONCLUSION

HCC as highway authority considers that the proposals would not have a severe residual impact upon highway safety or capacity, subject to the informative notes above.

Comments on original plans

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

INFORMATIVES:

1. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is

	<p>available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx.</p> <p>COMMENTS This application is for: Raising of roof, change of roof pitch, conversion of barn and changes to fenestration (Amendment to previous permission Ref. 4/01658/16/FUL) This amendment has no highway implications.</p> <p>ACCESS The site is located on Birch Lane, which is an unnumbered "C" Classified Road, with a 30mph speed limit. No new or altered vehicular or pedestrian access to the highway is required and no works are proposed in the highway.</p> <p>PARKING Five parking spaces will be provided.</p> <p>CONCLUSION HCC as highway authority considers that the proposals would not have a severe residual impact upon highway safety or capacity, subject to the informative notes above.</p>
Local Parish	<p>I see that this is a new application but with the same reference number as the previous application dated 15th January adding just more confusion to an already complex application.</p> <p>Flaunden Parish Council have looked at these new plans and it is their belief that the new application requesting yet more fenestration than that applied for in the original 15th January application would mean the construction of, effectively, a totally new building bearing no relationship to the application originally approved in 2017. FPC would like to draw your attention to the comparison of that barn conversion and today's plan. Nothing has been presented to alter the submission sent to you in the email of 10/2/20 which I am resubmitting below as our reasons for objecting to this latest application. There has been no mention or representation in the drawings to show the roof lights. The encroachment into the Green Belt, the increase in fenestration and the raising of the roof height in this application goes against the previously agreed specifications.</p> <p>Planning Application 20/00089/FUL Flaunden House Stables. Barn A</p> <p>Flaunden Parish Council recommend refusal of this application for the following reasons:</p> <p>The application completely changes the original granted application for</p>

a barn conversion.

DBC & FPC spent an immeasurable amount of time making sure that the conversion of Barn A would be sympathetic to the surroundings and not impact negatively to the Green Belt. This latest application does not adhere to the policies laid down by both the NPPF and Dacorum's Core Strategy.

Raising the roof from 6.36m to 7.9m high will add more bulk to an already substantial building and will make it much more dominant in the surrounding area.

The suitability of a roof with a pitch of only 12 degrees was queried by FPC at the time of an earlier application but the then developer said that it was a perfectly adequate pitch which it was not necessary to increase.

The significant increase in fenestration is not in keeping with a barn conversion in a sensitive area of the Green Belt. FPC objects to yet another request for an increase in the fenestration which is taking the building still further from the original barn conversion. This is well illustrated by comparing the approved application 4/01658/16/FUL with this new application.

Planning Design Application:

Page 6: The application is misleading in stating that there are no changes proposed to the western elevation and it is inaccurate in respect of the description of changes to the eastern elevation. The list of alterations fails to mention that the front doors on the south elevation are to be moved to the west and east elevations. This will necessitate access by hard paths. The hedge on the western boundary is tight up against the hedge boundary of Birch Lane House. This hedge has a protection condition as part of the permission that no damage would be caused with the conversion.

Page 7: The applicant compares the already approved plan with the proposed plan. It is interesting that for some reason the scale used for the proposed front and rear elevations of the building is different from the scale used for the approved plan. This minimises the apparent size of the building which, using the comparable scale, should be shown 20% larger than shown. No scale measurements are shown on any of the illustrations.

Contrary to the applicant's assertion work has already started on the alterations.

FPC consider that these further amendments will have a detrimental effect on the Green Belt. It will substantially alter a barn conversion into,

	<p>effectively, the construction of two new large semi-detached houses in the Green Belt. This will change the character of this historic environment.</p> <p>In summary it is the PC's opinion that the increase in the roof height and the increase in the fenestration would create harm in the Green Belt and the surrounding area of open countryside. FPC therefore recommend refusal of this application.</p>
Trees & Woodlands	<p>According to the information submitted the applicant advises no trees will be detrimentally impacted by the changes to the development. I have examined the information and can confirm no trees are affected and subsequently have no objections to application being approved in full.</p>
Hertfordshire Highways (HCC)	<p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>INFORMATIVES:</p> <p>1. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.</p> <p>2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047</p> <p>3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is</p>

	<p>available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx.</p> <p>COMMENTS This application is for: Raising of roof, change of roof pitch, conversion of barn and changes to fenestration (Amendment to previous permission Ref. 4/01658/16/FUL)</p> <p>This amendment has no highway implications.</p> <p>ACCESS The site is located on Birch Lane, which is an unnumbered "C" Classified Road, with a 30mph speed limit.</p> <p>No new or altered vehicular or pedestrian access to the highway is required and no works are proposed in the highway.</p> <p>PARKING Five parking spaces will be provided.</p> <p>CONCLUSION HCC as highway authority considers that the proposals would not have a severe residual impact upon highway safety or capacity, subject to the informative notes above.</p>
Local Parish	<p>I see that this is a new application but with the same reference number as the previous application dated 15th January adding just more confusion to an already complex application.</p> <p>Flaunden Parish Council have looked at these new plans and it is their belief that the new application requesting yet more fenestration than that applied for in the original 15th January application would mean the construction of, effectively, a totally new building bearing no relationship to the application originally approved in 2017. FPC would like to draw your attention to the comparison of that barn conversion and today's plan. Nothing has been presented to alter the submission sent to you in the email of 10/2/20 which I am resubmitting below as our reasons for objecting to this latest application. There has been no mention or representation in the drawings to show the roof lights. The encroachment into the Green Belt, the increase in fenestration and the raising of the roof height in this application goes against the previously agreed specifications.</p> <p>Planning Application 20/00089/FUL Flaunden House Stables. Barn A</p> <p>Flaunden Parish Council recommend refusal of this application for the following reasons:</p> <p>The application completely changes the original granted application for a barn conversion.</p> <p>DBC & FPC spent an immeasurable amount of time making sure that the conversion of Barn A would be sympathetic to the surroundings and not impact negatively to the Green Belt. This latest application does not adhere to the policies laid down by both the NPPF and Dacorum's Core</p>

Strategy.

Raising the roof from 6.36m to 7.9m high will add more bulk to an already substantial building and will make it much more dominant in the surrounding area.

The suitability of a roof with a pitch of only 12 degrees was queried by FPC at the time of an earlier application but the then developer said that it was a perfectly adequate pitch which it was not necessary to increase.

The significant increase in fenestration is not in keeping with a barn conversion in a sensitive area of the Green Belt. FPC objects to yet another request for an increase in the fenestration which is taking the building still further from the original barn conversion. This is well illustrated by comparing the approved application 4/01658/16/FUL with this new application.

Planning Design Application:

Page 6: The application is misleading in stating that there are no changes proposed to the western elevation and it is inaccurate in respect of the description of changes to the eastern elevation. The list of alterations fails to mention that the front doors on the south elevation are to be moved to the west and east elevations. This will necessitate access by hard paths. The hedge on the western boundary is tight up against the hedge boundary of Birch Lane House. This hedge has a protection condition as part of the permission that no damage would be caused with the conversion.

Page 7: The applicant compares the already approved plan with the proposed plan. It is interesting that for some reason the scale used for the proposed front and rear elevations of the building is different from the scale used for the approved plan. This minimises the apparent size of the building which, using the comparable scale, should be shown 20% larger than shown. No scale measurements are shown on any of the illustrations.

Contrary to the applicant's assertion work has already started on the alterations.

FPC consider that these further amendments will have a detrimental effect on the Green Belt. It will substantially alter a barn conversion into, effectively, the construction of two new large semi-detached houses in the Green Belt. This will change the character of this historic environment.

In summary it is the PC's opinion that the increase in the roof height and

	<p>the increase in the fenestration would create harm in the Green Belt and the surrounding area of open countryside. FPC therefore recommend refusal of this application.</p>
--	--

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
37	2	0	2	0

Neighbour Responses

Address	Comments
<p>Birch Lane House Birch Lane Flaunden Hemel Hempstead Hertfordshire HP3 0PT</p>	<p>Much emphasis was placed in the approval of the original development on maintaining the external aesthetics and dimensions of the property as close to the original barn as possible. This was to minimise the impact on the openness and character on the green belt area, reduce the impact on and privacy of neighbouring properties and protect the surrounding vegetation and hedgerow. This latest proposal is detrimental to all of the above.</p> <p>To raise the roof line by 1.6 metres will make the volume of the building significantly larger than currently approved, with a resulting detrimental impact on the openness of the green belt and also on the aesthetics when viewed from neighbouring properties. The increased pitch and height of the roof will also change the aspect of the previously approved roof lights in the building which will now overlook neighbouring properties rather than being unobtrusive and skyward facing as previously approved and intended. These are not shown on the new proposed elevations. The low pitch of the existing roof was integral to the earlier approval granted and fully discussed in the original proposal process. It was acknowledged and accepted that as a result of this, the approved roof lights would not impact the privacy of neighbouring properties. This was specifically highlighted in the currently approved planning application, which stated in the supporting Design and Access Statement submitted;</p> <p>"The openings on the roof would include conservation roof lights designed with slim clean lines and a low-profile to match the roofline, enhancing again the aesthetics of the building. These roof lights offer sky views only and do not affect the privacy of neighbouring properties."</p> <p>The internal and external reconfiguration of both properties to now put the front doors on the east and west elevations respectively will also go against the principal, aesthetic requirement and conditions of the original approval. Siting front doors on these elevations will require additional hard landscaping for pathways etc which encroaches beyond the footprint of the original building onto the green belt. The</p>

	<p>principal of non encroachment was a major stipulation and required condition of the original approval granted. The significant increase in fenestration on all elevations and specifically the addition of first floor windows on the east and west elevations will both deviate from the character of the building and have privacy implications for neighbouring properties. It should be noted that during the original approval process two applications similar to this latest one now proposed were submitted in June and July 2016 and deemed to be unacceptable and/or inappropriate. These were withdrawn based on the advice and requirement of Dacorum Planning, together with objections by Flaunden Parish Council and other interested parties at the time. Details of these, together with the currently approved elevations, are attached below. This latest proposal is, therefore, returning to fenestration configurations that have already been rejected as unacceptable.</p> <p>As well as the encroachment onto green belt beyond the original building footprint previously mentioned, this change to the west side elevation would also be harmful to the established tree line, protected under the conditions of the initial approval, which is immediately adjacent to this side of the building. The requirement for pathway footings and resulting hard standing pathway area would similarly be damaging to the trees which provide privacy screening for neighbouring properties as well as being a long established natural feature of the landscape. Additionally, the siting of a front door on this elevation will bring with it additional external lighting not in keeping with the minimal change, both to the green belt and neighbouring properties, envisaged under the initial approval. The addition of large first floor windows will also encroach on neighbouring property privacy as well as detracting from the core requirement of the current approved application, namely to allow a conversion that had minimal changes to the original building in keeping with its green belt location. This was clearly accepted and outlined in the Design and Access statement of the currently approved application that stated;</p> <p>"The proposed fenestration would take a design and proportionally theme from those encountered elsewhere within the building to ensure that the building maintains its simple utilitarian character."</p> <p>On this basis, I therefore object to this latest proposal.</p>
<p>Flaunden House Flaunden Flaunden Hemel Hempstead Hertfordshire HP3 0PW</p>	<p>Please note that the builders have already started incorporating proposed, but not approved, changes to the plans.</p> <p>I wish to make the following comments on this proposal:</p> <p>If the roofline of Barn 1 is raised by 1.6 metres, this will significantly increase the building's overall volume, resulting in greater impact on the surrounding green belt and privacy of neighbouring properties and surrounding vegetation.</p> <p>The increased pitch will result in neighbouring homes being overlooked due to the new angle of the roof lights; this will have an impact on the privacy of those properties.</p> <p>The south elevation amendment would have four windows on the first</p>

floor overlooking Flaunden House and our back garden. This too will impact our privacy. The original approved plan had windows only on the ground floor, and nothing at first floor level.

The west elevation amendment would have the front door sited on that elevation - this would be very close to the trees, which are supposed to be protected for neighbours' privacy, and any pathway to this new door would probably damage those trees.

I therefore wish to object to these proposals.