

ITEM NUMBER: 5f

20/00394/LBC	Replace close boarded fence and gate due to storm damage	
Site Address:	The Old Bakery 31A Frogmore Street Tring Hertfordshire HP23 5XA	
Applicant/Agent:	Mr Hughes	
Case Officer:	Neil Robertson	
Parish/Ward:	Tring Town Council	Tring Central
Referral to Committee:	Contrary view of Town Council	

1. RECOMMENDATION

That Listed Building Consent be granted.

2. SUMMARY

2.1 The submission is a retrospective application for a replacement fence and gate. The applicant states that the previous fence and gate fell over in a storm. The new fence and gate although differing in design are in keeping with the character of the listed building and therefore compliant with Policy CS27 of the Core Strategy and local and national guidance.

3. SITE DESCRIPTION

3.1 The two storey house faces south rather than west to the street. It is thought that the core could date from the 17th century and is timber framed. In the 18th century external brick cladding was added to modernise the house. The structure has changed use a number of times from house to shop and now office use. It has a steeply pitched clay tiled roof to main building. A single storey detached building is located to the north on Frogmore Street. It is constructed in brick with a slate roof. It is 19th century and has recently been refurbished and uses appropriate materials and design details and so sits comfortably in the street.

3.2 There is a short gap between the two buildings which had been infilled with a close boarded fence and single leaf gate. Prior to this the site had been open and our 1992 photos shows the access open with a gate pinned to the wall of the listed building. The previous building can be seen in these photographs.

4. PROPOSAL

4.1 The fence and gate had according to the applicant blown down. It was a very basic close boarded structure which seems to have dated from the time of conversion from shop to office in 2005. It was of no historic or architectural interest. It has been replaced with a low solid timber double leaf gate and short section of close fence. This fence is shorter and slightly lower than the previous fence but of the same design. Both are stained dark brown.

5. PLANNING HISTORY

Planning Applications (If Any):

19/02954/LBC - Renew of timber windows and minor alterations
 GRA - 6th March 2020

4/01079/18/TCA - Works to poplar tree
 RNO - 22nd June 2018

4/00624/13/TCA - Works to poplar tree (fell to ground level)
RNO - 14th May 2013

4/02344/04/FUL - Change of use to office (b1)
REF - 3rd December 2004

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 3
Area of Archaeological Significance: 10
CIL Zone: CIL2
Conservation Area: TRING
Former Land Use (Risk Zone): Cemetery, Church Yard, Tring
Former Land Use (Risk Zone): Former Malthouse, Akeman Street, Tring
Former Land Use (Risk Zone): Former Smithy, High Street, Tring
Former Land Use (Risk Zone): Cemetery, Church Yard, Tring
Former Land Use (Risk Zone): Works, Church Yard, Tring
Grade: II,
Parish: Tring CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE

Town: Tring

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:

Planning (Listed Building and Conservation Areas) Act 1990 – Section 16(2) and 66(1)
National Planning Policy Framework 2019 – Section 16
Dacorum Borough Core Strategy 2013 – Policy CS27
Dacorum Borough Local Plan 2004 – Saved Policy 119

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

- Does the proposal preserve the significance of the listed building and Character of the Conservation Area.

9.2 The previous fence and single leaf gate was not of the highest quality in terms of construction and design detail. It was modern and of minimal architectural merit and no historic merit. It simply provided a solution as a boundary treatment. It is stated by the applicant that it caused anti-social behaviour problems due to providing a dark secluded area close to the town centre. The applicant states a particular problem was drunks urinating behind it within the yard area. It is noted that it was higher than the current structure being of about 1.8m in height. It provided a sense of enclosure to the yard and the street however in our view it did not contribute positively to the character of the conservation area or setting of the listed building.

9.3 This fence and gate blew down in a storm. The applicants replaced this with a lower gate which has a lower solid section and top bar above. There is a short section of lower close boarded fence adjacent to the listed building. All the timber is stained dark brown. This fence and gate lessen the impact on the character and setting of the listed building and conservation area. This is due to its lower height allowing more of the listed building to be seen from the highway. The materials and detailing are of a higher quality than the original. We believe that the new gates and fence are of an appropriate scale, and provide a sense of enclosure to the street.

9.4 I note the Town Council's concern in terms of residents' safety and access to the site. However, we have received no comments from current residents. There is a balance between having a more visible and therefore less secluded yard and a higher gate which prevents views into the site but allows other anti-social behaviour to take place. It is considered that this gate and fence strikes the correct balance between the two positions.

10. CONCLUSION

10.1 To conclude I believe that the proposal preserves the significance of the Listed Building and preserves the character and appearance of the conservation area.

11. RECOMMENDATION

11.1 That listed building consent be granted.

Condition(s) and Reason(s):

1. No Conditions

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Local Parish	Tring Town Council recommends refusal of this application. The gates installed are too small and out of keeping with the scale of the properties. The gates that were replaced gave an uninterrupted connection to the buildings. The height of the replaced gates gave security to the private residents in the complex. When the gates on the car park side are open, the new gates encourages people to cut through to Frogmore Street at any time of day.
Archaeology Unit (HCC)	No Comment

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
0	0	0	0	0

Neighbour Responses

Address	Comments
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