

ITEM NUMBER: 5g

20/02901/LBC	Demolition of existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof	
Site Address:	Binghams Park Potten End Hill Water End Hemel Hempstead Hertfordshire HP1 3BN	
Applicant/Agent:	Mr & Mrs Symington	
Case Officer:	Jane Miller	
Parish/Ward:	Great Gaddesden Parish Council	Watling
Referral to Committee:	Applicant is a DMC Member	

1. RECOMMENDATION

1.1 That listed building consent be GRANTED subject to conditions.

2. SUMMARY

2.1 The application seeks listed building consent for the demolition of the existing single storey boot room extension and revised single storey boot room utility on existing footprint with altered roof.

2.2 The proposal will not detract from the character, appearance or design of the Listed Building. The proposal meets the requirements of CS27 of the Core Strategy (2013), Saved Policy 119 of the Dacorum Local Plan (2004) and the NPPF (2019).

3. SITE DESCRIPTION

3.1 The application site is located to the north of Potten End Hill. Bingham Park is a two storey, residential, detached Grade II Listed Building set in substantial grounds, accessed via a long winding driveway.

3.2 The house is set to the rear of the site thus giving wide separation between the house and the main road much of which is used for grazing purposes/paddock, delineated by a post and rail fence and served by a twin stable block. There is hedging along the front boundary and a track to the rear. The site lies within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.

4. PROPOSAL

4.1 This application seeks listed building consent for the demolition of the existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof. There is a concurrent planning application (ref: 20/02900/FHA).

4.2 This current application follows the previously granted Listed Building Consent reference 4/04083/15/LBC (Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and repairs). That project is ongoing, with the above works partially completed.

4.3 This application is solely in respect of the boot room, referred to as the replacement single-storey side extension in previous application mentioned above. This revised scheme would result in a more simplified addition to that previously granted, by reverting to building on the existing footprint.

5. PLANNING HISTORY

Planning Applications

20/02900/FHA - Demolition of existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof
PDE -

4/01373/83 - Historic File Check DMS for Documents and Further Details
DET - 28th November 1983

4/01778/18/DRC - Details as required by condition 5 (archaeology) attached to planning permission 4/04082/15/fha two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements
GRA - 23rd July 2018

4/04083/15/LBC - Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and Repairs.
GRA - 31st March 2016

4/02027/08/FUL - Stable block
GRA - 16th December 2008

4/00963/06/FHA - Outbuilding for garaging and storage (amended scheme)
GRA - 27th June 2006

4/02399/05/FHA - Outbuilding for garaging and storage
REF - 9th January 2006

4/00633/99/LBC - Internal alterations, single storey rear extension, dormer window, insertion of other openings and mono pitched roof to replace flat roof
GRA - 27th May 1999

4/00632/99/FHA - Single storey rear extension, dormer window, insertion of other openings and mono pitched roof to replace flat roof
GRA - 27th May 1999

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4

Special Control for Advertisements: Advert Spec Contr
Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL2
CIL Zone: CIL1
Green Belt: Policy: CS5
Listed Building, Grade: II,
Parish: Nettleden with Potten End CP
Parish: Great Gaddesden CP
RAF Halton and Chenies Zone: Red (10.7m)
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:

Planning (Listed Building and Conservation Areas) Act 1990 – Section 16(2) and 66(1)
National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

9 CONSIDERATIONS

- 9.1 There would be no adverse effects. The Conservation and Design officer has confirmed that the proposal is considered acceptable.
- 9.2 The main issue of relevance to the consideration of this application relate to the impact of the proposed alterations upon the character and appearance of the Grade II Listed Building.
- 9.3 Saved Policy 119 of the Dacorum Local Plan (2004) states that consent to alter a Listed Building will only be granted where it can be satisfactorily demonstrated that the proposed works would be carried out in a manner appropriate to the scale, proportion and external and internal appearance of the building. The National Planning Policy Framework (NPPF) (2019) seeks to ensure that heritage assets are preserved and enhanced.
- 9.4 The site has benefited from previously granted listed building consents, most recently under reference 4/04083/15/LBC (Two-storey front and rear extensions,

replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and Repairs). Following that consent, the works to this Grade II listed building are ongoing, and partially completed. No works have commenced to the boot room, referred to in the previous description as the 'replacement single storey side extension'

- 9.5 This current application, as amended, is solely in respect of the replacement Boot Room / utility, a single storey structure attached to the north side of the dwelling. The current plans seek to re-configure the replacement boot room design from that previously granted but not implemented.
- 9.6 As stated on the application form in respect of the existing boot room '*This part of the property was built and extended at different times, was poorly constructed without architectural or historic value and provides poor associated performance. This part of the property is in disrepair and has suffered structural movement*'.
- 9.7 The revised layout reverts to using the existing (smaller) footprint (approximately 5m x 6.5m), simplifying the single storey design with an altered roof, with two small twin gables to the north elevation and two conservation roof lights. The external materials include white painted render, painted timber framed windows and doors, with traditional slate roof.
- 9.8 The Planning Officer and Conservation Officer carried out a site visit and discussed the proposal and options with the applicants. Following the visit, amended plans were requested and received from the applicant, the design remained unaltered however the plans clarified those elements shown on the proposed plans which have previously been granted listed building consent, but are yet to be completed. The red outline on the site location plan has been corrected, and the proposed addition of a roof light to the main roof has been removed from this application following advice from the Conservation and Design officer. That element will be dealt with under separate application if the applicants wish to apply at a later date. Finally, the description has been simplified, now referring solely to the boot room.
- 9.9 The Conservation Officer commented: '*that confirming our meeting, we agreed that, given the fact it could not be moved back from the front elevation satisfactorily, the rebuilding of the bootroom was acceptable, with the configuration of the altered roof as shown with twin gables. With the proposed rooflight to the main range now omitted from the application, this removes one of the original objections. On another matter, it was noted that the newly rebuilt gables to the east elevation had not been finished as shown on the approved drawings, and that this would form a separate application to regularise the changes*'.
- 9.10 It is considered that the proposed works preserve the character and appearance of the Listed Building.
- 9.11 Overall, the proposal will not detract from the character, appearance or design of the Listed Building. The proposal meets the requirements of CS27 of the Core Strategy (2013), Saved Policy 119 of the Dacorum Local Plan (2004) and the NPPF (2019).

10 CONCLUSION

- 10.1 The proposed replacement boot room / utility will not detract from the character, appearance or design of the Listed Building. The proposal meets the requirements of CS27 of the Core Strategy (2013), Saved Policy 119 of the Dacorum Local Plan (2004) and the NPPF (2019).

11 RECOMMENDATION

- 11.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

Condition(s) and Reason(s):

1. **The works hereby permitted shall begin 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, as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. **The works hereby permitted shall be constructed in accordance with the materials specified on the application form and approved plans.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced in accordance with Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2019).

3. **The works hereby permitted shall be carried out in accordance with the following approved plans/documents:**

site location plan received 26.11.2020
block plan received 26.11.2020
20/1054/1 existing ground floor
20/1054/2 existing first floor
20/1054/9 existing roof plan
20/1054/3 existing east and west elevation
20/1054/4 existing north and south elevation
20/1054/5 proposed ground floor plan received 01.12.2020
20/1054/6 proposed first floor plan received 01.12.2020
20/1054/7 proposed east and west elevations received 01.12.2020
20/1054/8 proposed north and south elevation received 01.12.2020

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

Informatives:

1. Listed building consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead 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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Historic England	<p>Thank you for your letter of 02 October 2020 regarding the above application for listed building consent. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.</p> <p>If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.</p>
Parish/Town Council	No objection
Conservation & Design (DBC)	<p>03.12.2020 'that confirming our meeting, we agreed that, given the fact it could not be moved back from the front elevation satisfactorily, the rebuilding of the bootroom was acceptable, with the configuration of the altered roof as shown with twin gables. With the proposed rooflight to the main range now omitted from the application, this removes one of the original objections. On another matter, it was noted that the newly rebuilt gables to the east elevation had not been finished as shown on the approved drawings, and that this would form a separate application to regularise the changes'.</p> <p>20.10.2020 This is a variation on the existing permission. Could we ask for more of an explanation as to why the boot room extension requires a complex double gabled roof - would a simple hipped roof not suffice?</p> <p>Also I note there's a rooflight shown on the main roof - was this part of the allowed permission - if it is part of this application, I would be concerned that it may be cutting through the original framed rafters.</p>

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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