

**4/02712/15/LBC - CHANGE OF USE OF FIRST FLOOR ACCOMMODATION AND GROUND FLOOR LOBBY, FROM B1 OFFICE TO C3 RESIDENTIAL, CREATING THREE SELF-CONTAINED FLATS..**

**20 HIGH STREET, TRING, HP23 5AP.**

**APPLICANT: Howmac Homes Limited.**

---

[Case Officer - Nigel Gibbs]

## **Summary**

The application is recommended for approval.

The proposal provides an opportunity to reuse this empty listed building. There will be some resultant inevitable but acceptable change to its internal and external character through the subdivision which is acceptable subject to the imposition of conditions.

## **Site Description**

See Report 4/02711/15FUL.

## **Proposal**

See Report 4/02711/15FUL.

## **Referral to Committee**

The application is referred to the Development Control Committee due to the contrary views of Tring Town Council regarding the parallel Planning Application.

## **Planning History**

See Report 4/02711/15FUL.

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)

### Adopted Core Strategy

CS27 - Quality of the Historic Environment

### Saved Policies of the Dacorum Borough Local Plan

Policy 119

### Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

## **Representations**

### Tring Town Council

See Report 4/02711/15/FUL.

## Conservation & Design

See Report 4/02711/15/FUL.

## Response to Publicity / Site Notice

See Report 4/02711/15/FUL.

## **Considerations**

This focuses upon the effect upon the character and appearance of the listed building. It is with due regard to the expectations of Policies CS 27 and saved DBLP Policy 119.

The building's subdivision and resultant reinvigoration of the site has been supported in principle by the Conservation Team for a long period. However, a pivotal conundrum has been reconciling maintaining the building's key character with Building Regulation requirements (especially fire access), providing a refuse facility and the issue of noise insulation.

The key issues/outcome resulting from the extensive dialogue is a positive workable scheme for the provision of three flats served by an acceptable modified pedestrian access, served by a usable refuse facility and resolution of fire access issues, limiting the effect upon the building's internal and external character.

As clarified any associated and facilitating works for the roof will require separate consideration.

## **Conclusion**

The proposal is acceptable subject to the imposition of a range of conditions.

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 **Notwithstanding the details submitted no works of alteration shall be commenced under the hereby approved scheme until a full schedule of materials (and finishes) in conjunction with samples (where applicable) to be used externally and internally in the refurbishment and alteration of the listed building have been submitted. The works shall be carried out fully in accordance with the approved details.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core

Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 3 **Any replacement rainwater gutters, downpipes and soil vent pipes shall be of metal of the same design and painted black.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 4 **Prior to the occupation of any of the flats hereby permitted full joinery details of the canopy to the new entrance and any new internal or external doors (including door frame details) shall be submitted to and approved in writing by the local planning authority. The works shall be installed full in accordance with the approved details.**

Reason: To ensure that the works are compatible with the setting of the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 5 **Notwithstanding the submitted details no works of alteration to the roof void shall be carried out unless fully in accordance with a scheme approved in writing by the local planning authority.**

Reason: To ensure that the roof's future is clarified in the carrying out of the development to accord with Policy CS27 of Dacorum Core Strategy.

- 6 **All existing fireplaces and their surrounds shall be retained.**

Reason: To retain key features of the listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 7 **No works shall be carried out to form the new ground floor entrance to the flats hereby approved until a schedule detailing the means by which the new opening would be formed shall have been submitted to and approved in writing by the Local Planning Authority. The works to form the new entrance shall then be carried out fully in accordance with the approved details.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 8 **All new or altered external surfaces shall be finished or altered to match those of the existing building.**

Reason: To safeguard the character and appearance of the Listed Building

in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 9 **Subject to the requirements of other conditions of this listed building consent the works hereby approved be carried out in accordance with the following drawings:**

**239-02 P7  
239-03 P14  
239-04 P6  
239-05 P3  
239-06 P3  
239-07 P1  
298-08  
SK 2**

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

Informative

Any internal works to the existing roof other than repairs will require separate listed building consent.