



DEVELOPMENT MANAGEMENT COMMITTEE
28th January 2021

ADDENDUM SHEET

Item 5a

20/01843/FUL Demolition of Garage/Outbuildings and construction of a detached house and carport

93-95 High Street Markyate St Albans Hertfordshire AL3 8JG

Additional correspondence in relation to Construction Management has been received from the agent which states;

I understand a question has been raised about the construction management for this site.

I thought it might be helpful to offer my following thoughts around this matter ahead of the meeting on Thursday evening.

Normal working hours, safety standards and site protection etc would obviously be adhered to as the construction industry dictates, but of more importance perhaps to local residents, will be how the day to day activities might impact them directly. This quite common concern, usually centres around construction workers travelling to site, deliveries and associated vehicle movements.

I was minded to refer to the development at The Sun, a few doors along the High Street, the construction of the three houses having similarly taken place just a couple of years ago though a covered opening off the High Street. I looked at their submitted Construction Management Plan, which was issued as part of a Pre-Commencement Condition and noted that all deliveries and vehicle movements parked on and entered from the High Street, since there was no other alternative available.

It is quite likely that we will ultimately be reliant upon a very similar access arrangement, but our site *does* potentially also have the possibility of being accessed from the car parking area off Roman Way along the rear north eastern boundary of our site.

This would however need to be agreed in the first instance with the Dacorum Estates Department, who's residents use the car park, since it is on land outside of our control.

At this stage then, there is no guarantee that permission from Dacorum would be afforded, in which case I would hope and assume a Pre-Commencement Condition could be attached to enable us to look at options and advise more clearly on how the construction phase would be implemented.

Additional Condition:

Given the constraints of the site (High Street location and restricted carriageway access set within listed building) it is recommended that an additional condition requiring a Construction Management Plan be included.

Condition 14:

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;**
- b. Access arrangements to the site;**
- c. Traffic management requirements**
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);**
- e. Siting and details of wheel washing facilities;**
- f. Cleaning of site entrances, site tracks and the adjacent public highway;**
- g. Timing of construction activities (including delivery times and removal of waste);**
- h. Provision of sufficient on-site parking prior to commencement of construction activities;**
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;**

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

Recommendation

As per the published report.

Item 5b

20/01429/FUL Demolition of existing detached house, to be replaced with a new detached home.

Mabuhay, Brownlow Road, Berkhamsted, Hertfordshire, HP4 1HB

Comment from Berkhamsted Townscape Group (received on 15/01/21) omitted in error:

I write once more as Chairman of the BCA Townscape Group, this time with reference to the Additional Information supplied to the Town Council (undated letter) by the new architect for this project; and from Historic England (letter dated 16.12.20).

First, the information supplied does not change the Group's opinion that this application should be refused on the grounds of scale, mass and bulk, as well as unsuitable colour, materials, and impinging unfavourably on a Scheduled Ancient Monument.

The applicant states that 'the proposed house retains similar massing and scale to the existing house' This is demonstrably false. Additionally, the proposal is intended to afford the occupants a grand view of the castle, and vice versa, which will be defeated by planting - a necessary concession, but not supported by the drawings. The applicant appears to be committing to a house ostensibly being built with a paper bag over its head, neither to be seen nor seeing. Not being in the Conservation area, the applicant can apply at the first opportunity to have the Condition relating to screening set aside, so trees can be felled. As a result, the house could be totally prominent in a row of otherwise modest houses. This is not the way to 'fit in'.

Additionally, much is made of the contents of the Historic England letter of 16th December 2020. Whilst conceding that the revised Heritage Statement addresses its previous concerns, it proceeds to an ominous 'However ...'. What follows is damning with faint praise. The replacement dwelling would be 'clearly visible' (i.e. intrusive) from within the castle; and the 'resulting level of harm would be towards the lower end of less than substantial'. If ever a statement was made through gritted teeth, this is it. HE then goes on to recommend planting as a planning condition, so that the public cannot see the house from the Scheduled Monument. The applicant cannot fail to see the implication, and neither should the Councils, BTC and DBC.

I respectfully recommend that the BTC Town Planning Committee continues to OBJECT to this application and has it referred to DBC's Development Management Committee.

Comment from Berkhamsted Town Council received on 20/01/21 (following completion of committee report):

Objection

*Despite the revised comments received from Historic England, the Committee continued to agree with their original comment. The scale, mass and bulk of the proposed developed is over dominant and inappropriate for this heritage setting. It is out of keeping with the streetscape and would be viewable from the Castle, which is in the Conservation Area.
CS11, CS12, CS 27*

Recommendation

As per the published report.

Item 5c

20/02168/FUL Change of use of amenity land to residential curtilage to allow for vehicular access. Formation of vehicle crossover and block paved parking area.

13 Sawyers Way Hemel Hempstead Hertfordshire HP2 4ED

NO UPDATE REQUIRED

Recommendation

As per the published report.

Item 5d

20/02378/FHA Re-cladding of existing two storey ancillary garden building and new velux windows

61 Longfield Road Tring Hertfordshire HP23 4DF

NO UPDATE REQUIRED

Recommendation

As per the published report.

Item 5e

20/03920/FHA Demolition of existing modern conservatory and erection of single storey extension

5 Manor Close Berkhamsted Hertfordshire HP4 2BJ

Comment from Archaeology Unit received 20/01/2021 (following completion of Committee Report):

The proposed development is in an area of very high potential for medieval remains. However the footings for the new extension appear to correspond more or less exactly with those of the existing conservatory. It is therefore likely that any archaeology that may be impacted by this development will already have been removed/disturbed.

In this instance, therefore, I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I therefore have no comment to make upon the proposal.

Comment received from Berkhamsted Town Council received 20/01/2021 (following completion of Committee Report):

No Objection

Recommendation

As per the published report.
