

**ITEM NUMBER: 5**

<b>20/03778/FHA</b>	<b>Two storey side extension and associated landscaping works</b>	
<b>Site Address:</b>	<b>3-4 Una Way High Street Kings Langley Hertfordshire WD4 8BH</b>	
<b>Applicant/Agent:</b>	<b>Anna Mildner</b>	<b>Nayan Dhamdachia</b>
<b>Case Officer:</b>	<b>Heather Edey</b>	
<b>Parish/Ward:</b>	<b>Kings Langley Parish Council</b>	<b>Kings Langley</b>
<b>Referral to Committee:</b>	<b>Contrary view of Parish Council</b>	

**1. RECOMMENDATION**

That planning permission be GRANTED.

**2. SUMMARY**

2.1 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The proposed two storey side extension is considered to have been sympathetically designed to harmonise with the character and appearance of the existing Grade II Listed Building, neighbouring properties and Kings Langley Conservation Area, and is therefore considered to be acceptable in design/visual amenity terms as well as in terms of its impact on designated heritage assets. It is not considered that the proposal would have any adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy. Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create the significant parking stress required to render the scheme unacceptable. Given all of the above, the proposal complies with the National Planning Policy Framework (2019), Policies CS1, CS4, CS8, CS11, CS12, CS27 and CS29 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004), the Parking Standards Supplementary Planning Document (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**3. SITE DESCRIPTION**

3.1 The application site comprises property 3-4 Una Way, a two storey Grade II Listed building that forms part of the listing for 6, 8 and 10 High Street, situated within the Large Village of Kings Langley. Forming the gabled rear wing of property 6 High Street, the dwelling is accessed via a small alley just off the High Street. The dwelling is constructed in masonry, with a timber framed pitched roof, and is externally finished in pebble dash walls and a clay tiled roof.

3.2 The site is within an Area of Archaeological Significance and falls within the Kings Langley Conservation Area.

**4. PROPOSAL**

4.1 Planning permission is sought for the construction of a contemporary two storey side extension. Measuring approximately 4.1m wide, the new extension would project 4.5m from the side elevation of the building at ground floor level, to provide a larger kitchen/dining area. The proposed extension would be set in at first floor level, projecting 3m deep to provide an additional bedroom. The proposed extension would comprise a lower brick plinth, grey zinc metal cladding walls, a double glazed metal window, rooflight and bi-fold doors.

4.2 The application also proposes minor landscaping works, including the creation of a new patio area and the partial demolition of a 6.5m length of the listed brick boundary wall, extending between the application site and no. 8 High Street. Following the construction of the new extension, the

partially demolished section of the listed boundary wall would be rebuilt, predominantly using existing bricks.

## **5. PLANNING HISTORY**

Planning Applications:

19/02617/FHA - Two Storey Rear Extension  
*WDN - 3rd December 2019*

19/02800/LBC - Replacement of existing timber windows to the north elevation with hardwood double glazed casement windows.  
*WDN - 10th February 2020*

19/02805/LBC - Two Storey Rear Extension  
*WDN - 3rd December 2019*

20/00955/LBC - Replacement of existing timber windows, to North elevation, with double glazed hardwood casement windows.  
*GRA - 11th June 2020*

20/03779/LBC - Two storey side extension and associated landscaping works  
*PDE -*

4/01018/05/LBC - Replace existing windows  
*GRA - 27th June 2005*

4/02624/04/LBC - Replacement windows  
*WDN - 30th December 2004*

## **6. CONSTRAINTS**

Area of Archaeological Significance: 42  
CIL Zone: CIL2  
Kings Langley Conservation Area  
Former Land Use (Risk Zone):  
Heathrow Safeguarding Zone: LHR Wind Turbine  
Large Village: Kings Langley  
Parish: Kings Langley CP  
RAF Halton and Chenies Zone: Yellow (45.7m)  
Parking Standards: New Zone 3  
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  
CS4 - The Towns and Large Villages  
CS10 - Quality of Settlement Design  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS27 – Conservation Areas  
CS29 - Sustainable Design and Construction

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;  
The quality of design / impact on visual amenity and designated heritage assets;  
The impact on residential amenity; and  
The impact on highway safety and car parking.

### Principle of Development

9.2 The site is situated just off the High Street, in the Large Village of Kings Langley, wherein Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013) are relevant. Policy CS1 guides new development to towns and large villages, encouraging new development within these areas. Furthermore, Policy CS4 encourages a mix of uses in town and local centres, encouraging residential uses.

9.3 Taking the above policies into account, the proposal for a two storey side extension and associated landscaping works in the Large Village of Kings Langley is acceptable in principle.

### Quality of Design/ Impact on Visual Amenity and Designated Heritage Assets

9.4 The NPPF (2019) states that planning policies and decisions should ensure that new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, Policies CS11 and CS12 of the Dacorum Borough

Core Strategy (2013) seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials.

9.5 With regards to designated heritage assets, the NPPF (2019), Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CS27 of the Core Strategy (2013) all seek to ensure that new development will protect, conserve and where possible enhance the integrity, setting and distinctiveness of designated and undesignated heritage assets.

#### *Proposed Extension*

9.6 Planning permission is sought for the construction of a contemporary two storey side extension. Measuring approximately 4.1m wide, the new extension would project 4.5m from the side elevation of the building at ground floor level, to provide a larger kitchen/dining area. The proposed extension would be set in at first floor level, projecting 3m deep to provide an additional bedroom. The proposed extension would comprise a lower brick plinth, grey zinc metal cladding walls, a double glazed metal window, rooflight and bi-fold doors.

9.7 The current application has been called in to be determined at Development Management Committee in light of concerns that the proposed extension would detract from the character of the existing Grade II Listed Building and Kings Langley Conservation Area by virtue of its contemporary design.

9.8 The proposed two storey side extension has undergone a number of design alterations in response to concerns raised by the Conservation and Design Officer during pre-application and formal application stage. In particular, the new extension has been significantly reduced in scale, and the proposed material finishes have been altered to soften the proposals appearance and provide less of a contrast to the 20<sup>th</sup> century painted pebbledash render on the rear wing of the existing dwelling.

9.9 Whilst contemporary style extensions are not usually considered acceptable to Listed Buildings/within Conservation Areas, the current proposal has been sympathetically designed to complement the existing Grade II Listed Building, providing a clear differentiation between the historic building and new extension. Taking this into account, and noting that the new two storey side extension would be sited in a discreet location, (to the rear of listed buildings along the High Street), not visible from any public vantage points, the proposal is considered to be acceptable in design/visual terms and in terms of its impact on designated heritage assets.

9.10 The Conservation and Design Officer has reviewed the current proposal and raised no objection, noting that the extension would preserve the significance of the existing Grade II Listed Building and the character and appearance of the Kings Langley Conservation Area.

9.11 Whilst no objections are raised in principle to the proposed material finishes, it is recommended that additional details in this regard be secured by condition, prior to the construction of the development.

#### *Landscaping Works*

9.12 In order to facilitate the construction of the proposed two storey side extension, a 6.5m length of listed brick boundary wall extending between the application site and no. 8 High Street would need to be demolished. The agent has however confirmed that this wall would be rebuilt, predominantly utilising existing bricks.

9.13 Information submitted in support of the application has indicated that the listed brick boundary wall is in poor structural condition. In light of this, the agent has confirmed that the existing wall would be stabilised during the completion of construction works.

9.14 The Conservation and Design Officer has raised no objection to these works, and has considered the stabilising of the boundary wall to be a positive outcome of the scheme, enhancing the integrity, setting and distinctiveness of designated heritage assets. They have however recommended that a condition be attached to the formal planning consent to ensure that proposed demolition works are undertaken by hand, and that the demolished bricks are carefully handled so that they can be reused.

9.15 Where additional materials are required to rebuild the demolished section of the wall, it has been agreed that material finishes, (i.e. bricks, brick bond and mortar finishes), be selected to match the existing wall. It is recommended that these arrangements be secured by condition.

9.16 Given the above assessment, the proposal is considered to be acceptable in design /visual amenity and in terms of its impact on designated heritage assets. The proposal therefore accords with Saved Appendix 7 of the Dacorum Borough Local Plan (2004), Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013), the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant sections of the NPPF (2019).

#### Impact on Residential Amenity

9.17 The NPPF (2019) outlines the importance of planning in securing good standards of amenity for existing and future occupiers. Furthermore, Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013) seek to ensure that new development avoids visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties.

#### *Visual Intrusion*

9.18 Given the scale, height and positioning of the proposed extension, nature of surrounding development and the enclosed nature of the site, it is not considered that the proposal would appear visually intrusive to neighbouring buildings.

9.19 Whilst the new two storey side extension would extend along the shared boundary with no. 8 High Street, it is not considered that it would appear visually overbearing in this context, given that it would comprise a lower ridge height than this structure, (by virtue of the differing ground levels between the two sites), and would be largely screened from view by the tall boundary wall extending between the two buildings.

#### *Loss of Light/ Privacy*

9.20 The proposal has been sympathetically designed to ensure that it would not have any adverse impacts on the residential amenity of neighbouring properties in terms of loss of light/privacy. Whilst the proposal would comprise a first floor patio door with juliet balcony, facing the side elevation of 2 Vicarage Lane, it is not considered that this could be used to facilitate any harmful overlooking of this property, given the separation distance that would be retained between the two buildings. In addition to this, it is noted that the side elevation of neighbouring property 2 Vicarage Lane comprises a single first floor window, which is obscure glazed and serves a non-habitable room, (i.e. bathroom).

9.21 In light of everything considered above, the proposal would not be considered to have any adverse impacts on the residential amenity of neighbouring properties according with Policy CS12 of the Dacorum Borough Core Strategy (2013), Saved Appendix 3 of the Dacorum Borough Local Plan (2004) and the relevant sections of the NPPF (2019).

#### Impact on Highway Safety and Parking

9.22 The NPPF (2019), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), Saved Policy 58 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.23 No changes have been proposed to the existing site access.

9.24 The proposal would result in the creation of an additional bedroom, altering the property from a 1 to 2 bed dwelling, for which no off-street parking provision has been provided. Whilst the Parking Standards Supplementary Planning Document (2020) notes that a 2 bed dwelling in this area should provide 1.5 off-street parking spaces, this policy allows for some flexibility, stating that changes to the standards may be appropriate where the nature, type and location of the development is likely to make a change to the parking standards acceptable.

9.25 Given the nature of the proposed development, and taking into account that property 3-4 Una Way is situated off the Kings Langley High Street, (a highly accessible area served by local facilities and associated public transport links), it is not considered that the scheme would have an adverse impact on the road network or create the significant parking stress required to render the scheme unacceptable. As such, no concerns are raised in this regard.

#### Other Material Planning Considerations

##### *Archaeology*

9.26 The site is situated within an Area of Archaeological Significance. The County Archaeologist was consulted in relation to the scheme and has raised no objections, considering the development to be unlikely to have a significant impact on heritage assets of archaeological interest.

##### *Contamination*

9.27 The DBC Scientific Officer has reviewed the proposal and raised no objection to the proposal on the grounds of land contamination.

#### Response to Neighbour Comments

9.28 One neighbour has commented in support of the application, considering the contemporary design of the new extension to complement the character of the existing listed building.

#### Community Infrastructure Levy (CIL)

9.29 Policy CS35 of the Core Strategy (2013) 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 1st July 2015. The application is not CIL liable.

## **10. CONCLUSION**

10.1 It is recommended that the application be granted planning permission.

10.2 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The proposed two storey side extension is considered to have been sympathetically designed to harmonise with the character and appearance of the existing Grade II Listed Building, neighbouring properties and Kings Langley Conservation Area, and is therefore considered to be acceptable in design/visual amenity terms as

well as in terms of its impact on designated heritage assets. It is not considered that the proposal would have any adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy. Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create the significant parking stress required to render the scheme unacceptable. Given all of the above, the proposal complies with the National Planning Policy Framework (2019), Policies CS1, CS4, CS8, CS11, CS12, CS27 and CS29 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004), the Parking Standards Supplementary Planning Document (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **11. RECOMMENDATION:**

That planning permission be **GRANTED** subject to the following conditions:

### **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 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 preserve or enhance the character and appearance of the designated heritage asset in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CS27 of the Dacorum Borough Core Strategy (2013).

- 3. The listed brick boundary wall shall be stabilised for the duration of construction works.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2019).

- 4. The demolition of the listed brick boundary wall shall be carried out by hand [or by tools held in the hand other than power-driven tools] and the materials stored for re-use.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2019).

- 5. The 6.5m length of the demolished brick boundary wall shall be rebuilt using existing bricks and shall be constructed to match the existing wall in terms of height, brick bond and mortar finish. The rebuilt wall shall be tied to existing walls. Where new**

**bricks are required to complete these works, these bricks shall be selected to match existing bricks.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2019).

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

**20002-00-100**

**20002-00-101**

**20002-00-102**

**20002-00-103**

**20002-00-104**

**20002-00-105**

**20002-00-201 Rev A**

**20002-00-202 Rev A**

**20002-00-203 Rev A**

**20002-00-204 Rev A**

**20002-00-205 Rev A**

**20002-00-206 Rev A**

**Design and Access Statement (Rev A)**

**Heritage Statement (dated 8th Sept 2020)**

**Structural Engineering Advice Letter (dated 20th Nov 2020)**

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 at the pre-application stage and during the determination process 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**

<b>Consultee</b>	<b>Comments</b>
Archaeology Unit (HCC)	The applicant has provided sufficient information regarding the potential impact of the proposed extension on heritage assets. 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.
Parish/Town Council	The Council objects on the grounds that the design proposed would be wholly out of keeping and materially harm both the existing building and



	the surrounding conservation area.
Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.
Conservation & Design (DBC)	<p>3 - 4 Una Way is the gabled rear wing of 6 High Street and is part of the grade II listed building which incorporates nos. 6, 8 and 10. The application site also lies within the Kings Langley Conservation Area. The listed building is early 17th century with 19th century alterations, constructed of timber frame with brick infill with a clay tile roof.</p> <p>The application is accompanied by a Heritage Statement in accordance with NPPF policy 189.</p> <p>The application property is pebbledash rendered externally with modern weatherboard to the gable end and has a clay tile roof. Internally timber frame is in evidence, particularly within the first floor bedroom and staircase area and this is thought to be 17th century. The current kitchen / bedroom 2 is an early 19th century extension on to the 17th century rear wing.</p> <p>This application follows a previous withdrawal of an application for a 2-storey rear extension, including removal of the entire gable end wall. Subsequent pre-app proposals for a more modest scale rear extension entailing less structural alteration to the gable end were supported in principle.</p> <p>The NPPF, para 193 advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'</p> <p>The scale of the extensions (both 2-storey and single storey) is now supported.</p> <p>The proposed alterations to the existing gable end wall of the property are supported although it is queried whether the section of wall adjacent to the new staircase to the new first floor bedroom in the extension needs to be fully removed if a staircase could be built against it?</p> <p>In terms of design, whilst a contemporary approach can be supported in this position on the listed building and within the Conservation Area it is felt the design needs some refinement. I am not convinced the use of both metal cladding and brickwork as currently proposed works all that well against the pebbledash rendered property. The use of the metal</p>

	<p>cladding to roof and walls is OK in principle but it may work better if the cladding continues down to plinth level and is used upon the whole extension, simplifying the scheme.</p> <p>It is suggested the window on the front elevation is either reduced in size or split into 2 separate windows (to relate better to existing fenestration and the two-storey and single storey addition).</p> <p>The demolition of part of the existing late 18th or early 19th century boundary wall now forms part of the application as it is deemed to be unsafe (according to the structural report). The wall is listed by virtue of being attached to the property. The proposed partial demolition does raise a few areas of concern / queries.</p> <p>The upper part of the wall doesn't look as secure as the lower part. Is the whole wall structurally unsound and needs rebuilding? If so this will need consent. Will the partial demolition of the wall (to allow rebuild for extension) destabilise the rest of the wall?</p> <p>If the wall is part rebuilt in bricks and bond to match existing will it be tied in to existing brick wall in brickwork or will the extension need to be separate / therefore leaving the remaining section of wall unsupported at its eastern end?</p> <p>If it is not feasible to build the extension off the existing (repaired) boundary wall then further details will be required prior to a decision being reached on this application.</p> <p>I would be happy to discuss these issues with the architect.</p>
Parish/Town Council	Noted.
Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.
Conservation & Design (DBC)	<p>3 - 4 Una Way is the gabled rear wing of 6 High Street and is part of the grade II listed building which incorporates nos. 6, 8 and 10. The application site also lies within the Kings Langley Conservation Area. The listed building is early 17th century with 19th century alterations, constructed of timber frame with brick infill with a clay tile roof.</p> <p>The application is accompanied by a Heritage Statement in accordance with NPPF policy 189.</p>

The application property is pebbledash rendered externally with modern weatherboard to the gable end and has a clay tile roof. Internally timber frame is in evidence, particularly within the first floor bedroom and staircase area and this is thought to be 17th century. The current kitchen / bedroom 2 is an early 19th century extension on to the 17th century rear wing. The brick wall which adjoins the rear wing shows evidence for former structures having been built up against it but these have been long demolished.

This application follows a previous withdrawal of an application for a 2-storey rear extension, including removal of the entire gable end wall. Subsequent pre-app proposals for a more modest scale rear extension entailing less structural alteration to the gable end were supported in principle. The 17th century fabric of the rear wing will remain unaltered under the current proposals.

The NPPF, para 193 advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'

The scale of the extensions (both 2-storey and single storey) is now supported.

The plans have been amended as part of the current application process to reduce the amount of 19th century wall removed at ground floor level. At first floor level a doorway opening will be created within the 19th century gable end wall.

The design of the extension has been amended and is now simpler, being clad with grey aluminium cladding to plinth level. Following consultation a grey aluminium cladding is now proposed instead of the black aluminium cladding initially proposed as the grey provides less of a contrast with the existing white render of the rear wing. Whilst the contemporary approach does not always work with listed buildings / within Conservation Area locations, in this case the proposed contemporary design as desired by the applicant is considered acceptable as the extension is discretely sited to the rear of the historic High Street properties and provides an honest approach to extending the rear wing of the listed building. As previously advised the window within the front wall of the side extension has been moved so it sits more comfortably upon this elevation.

Further information has been submitted in relation to the use of and rebuilding of part of the existing listed brick wall which adjoins the rear wing. The wall is in poor structural condition so will need to be partially rebuilt as part of the works. The proposed repair of the rest of the length of wall (to be stabilised prior to works starting) will be a welcome

	<p>outcome of the scheme.</p> <p>The proposals are considered to preserve the significance of the grade II listed property and to preserve the character and appearance of the Kings Langley Conservation Area in accordance with the relevant conservation based policies within the NPPF and policy CS27. Recommend approval.</p> <p>The following conditions are recommended:</p> <p>The 6.5 metre length of existing garden / boundary wall to be rebuilt as part of the extension shall be taken down by hand, the bricks retained, cleaned and reused within the rebuilt extension rear wall.</p> <p>The wall to be rebuilt to match existing in terms of height, brick bond and mortar finish and to be tied into existing walls. Any new bricks required should match existing.</p> <p>The rest of the garden / boundary wall to be stabilised / propped during the construction works and repaired on a like-for-like basis.</p> <p>Details of the grey aluminium cladding to be used for the extension to be submitted for approval</p> <p>Details of new windows / doors (colour / material) to be submitted for approval</p>
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## APPENDIX B: NEIGHBOUR RESPONSES

### Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
11	1	0	0	1

### Neighbour Responses

Address	Comments
105-107 High Street Hemel Hempstead Hertfordshire HP1 3AH	As a former long term resident of Kings Langley it is refreshing to see an old building restored and modernised for modern living. Completely hidden, this little gem of Kings Langley's history was near derelict. The changes made in the 80s are truly hideous and well out of keeping with a property of this age. The new extension looks to invite light into a very dark little cottage to ensure it's timbers and old brickwork can breathe and live on. A clever design, it's a real shame that it can't be seen by any neighbours as it will be an interesting addition to the local community, ensuring another family can enjoy the area for years to

	come.
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