

ITEM NUMBER: 5h

21/03090/LBC	Change the height of the window sill of the west-facing window of the utility room from 700mm to 1050mm	
Site Address:	Binghams Park Potten End Hill Water End Hemel Hempstead Hertfordshire HP1 3BN	
Applicant/Agent:	Timothy Symington	
Case Officer:	Jane Miller	
Parish/Ward:	Great Gaddesden Parish Council	Watling
Referral to Committee:	Applicant married to Councillor Symington	

1. RECOMMENDATION

That Listed Building consent be **GRANTED**

2. SUMMARY

- 2.1 The application seeks listed building consent to change the height of the window sill of the west-facing window of the utility room from 700mm to 1050mm, this is a non-material amendment to 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).
- 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 (2021).

3 SITE DESCRIPTION

- 3.1 The application site is located to the north of Potten End Hill. Binghams 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 AONB.

4 PROPOSAL

- 4.1 This application seeks permission to raise the height of the windowsill of the west-facing window of the utility room from 700mm to 1050mm which will allow a sink to be fitted inside the room under the window. This is a non material amendment to the previously granted 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)

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
GRA - 18th December 2020

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
GRA - 18th December 2020

21/02999/NMA - Change the height of the windowsill of the west-facing window of the utility room from 700mm to 1050mm
GRA - 27th August 2021

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 area
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

4/04082/15/FHA - Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements 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

Area of Outstanding Natural Beauty: CAONB outside Dacorum
Article 4 Directions: Land at the South Side of Nettleden Road, Potten End
CIL Zone: CIL1
CIL Zone: CIL2
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)
Parking Standards: New Zone 3
EA Source Protection Zone: 2
EA Source Protection Zone: 3

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 (July 2021)
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 proposed amendment is considered acceptable.
- 9.2 The main issue of relevance to the consideration of this application relates 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) (2021) seeks to ensure that heritage assets are preserved and enhanced.

- 9.4 This current application is solely in respect of raising the height of the window sill of the west-facing window of the utility room from 700mm to 1050mm.
- 9.5 The overall size, scale, form, and quantum of development (replacement single storey boot room extension) remain as previously approved. The amendment now sought is to facilitate the internal arrangements. The windows remains in the same location as that previously approved, albeit with a different sill level. The planning officer is in agreement with the Conservation Officer that there is no objection to raising the window sill as shown on drawing 20/1054/7 A.
- 9.6 It is considered that the proposed development preserves the character and appearance of the Listed Building.
- 9.7 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 (2021).

10 CONCLUSION

- 10.1 The proposed amendment 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 (2021).

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 carried out in accordance with the following approved plans/documents:**

20-1054/7 A proposed east and west elevations

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

Informatives:

Listed Building Consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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
Conservation & Design (DBC)	No objection to raising the height of the windowsill as shown.
Parish/Town Council	No objection

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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