

4/02757/16/LBC - PROPOSED WORKS TO RE-SLATE ROOF TO FRONT PITCH ONLY OVER CAFE AREA.

OLD TOWN HALL, HIGH STREET, HEMEL HEMPSTEAD, HP1 3AE.

APPLICANT: DACORUM BOROUGH COUNCIL.

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

Site Description

The Old Town Hall is a Grade II listed building constructed in 1851 with several additional extensions up until 1868. The extensions of 1857 and 1861 on the right were built as a Corn Exchange. The building was designed by George Low in the Jacobean style of red brick dressed with stone, a Welsh slated roof with parapets and 3 curvilinear gables. It is situated in the Conservation Area.

Proposal

Listed Building Consent is sought to re-slate the front roof over the cafe area.

Referral to Committee

The application is referred to the Development Control Committee as the building is owned by Dacorum Borough Council

Planning History

4/00759/14/LB ATTACH TWO HERITAGE PLAQUES TO WALL

C

Granted
04/06/2014

4/00756/14/DR DETAILS OF RECORDING OF HISTORIC DESIGN, NEW SERVICES, HISTORIC MATERIALS, LIFT DETAILS, FIRE DETECTION/PREVENTION, TIMBER GANGWAY, VENTILATION AND APPROVED PLANS AS REQUIRED BY CONDITIONS 2, 3, 4, 5, 9, 10, 11, 12, 13 OF PLANNING PERMISSION 4/00123/13/LBC (PARTIAL REFURBISHMENT INCLUDING WORKS TO BASEMENT PERFORMANCE ARTS VENUE AND FIRST FLOOR KITCHEN AREAS. PROVISION OF PLATFORM LIFT AND NEW STAIRCASE)

C

Granted
20/01/2015

4/01820/13/LB ATTACH HIGHWAY REGULATORY SIGNAGE TO BUILDING WALL

C

Withdrawn
18/11/2013

4/00123/13/LB PARTIAL REFURBISHMENT INCLUDING WORKS TO
C BASEMENT PERFORMANCE ARTS VENUE AND FIRST FLOOR
KITCHEN AREAS. PROVISION OF PLATFORM LIFT AND NEW
STAIRCASE
Granted
25/03/2013

4/02046/12/LB TO PROVIDE MEANS OF ACCESS TO THE ATTIC OF BUILDING
C

27/12/2012

4/01953/01/ INTERNAL ALTERATIONS COMPRISING THROUGH FLOOR
LIFT, STAIR LIFT AND REMOVAL OF STAIRS AT
GROUND/FIRST FLOOR LEVEL, DISABLED WC,
REPOSITIONING OF BAR/SERVING AREA AND ALTERATIONS
TO THEATRE SEATING AT FIRST FLOOR LEVEL

06/12/2005

4/00886/99/4 ALTERATION TO DOORS

05/08/1999

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 - Quality of the Historic Environment

Summary of Representations

Conservation and Design

This grade II listed building was the former town hall which was constructed in the 19th century in a Jacobean style. The area of works are the welsh slate roof to the street

frontage. The proposed reroofing works reusing the existing slates where possible and using a matching slate would be acceptable. We note the mortar mix for the chimney. Whilst it is stronger than we would generally support given the location of the chimneys and the difficulties with access we would not object to the proposals.

Recommendation The proposals would appear to be in keeping with the character of the building and the wider conservation area. Slates to match existing.

Considerations

The key relevant policy is CS 27 of the adopted Core Strategy. The Policy states that 'The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. It is considered the proposal will protect and conserve the heritage asset. Given that it is proposed to re-use the existing materials where possible or to match the existing, the overall character and appearance of this important building will not alter as a result of the proposed works, in addition the re-roofing will have a positive impact in terms of the buildings longevity and future security. The works are necessary for its future upkeep after a number of recent roof leaks resulting in slight damage.

The proposal will not affect the building's character or special architectural interest and as such complies with Policy Cs27 of the Core Strategy.

RECOMMENDATION - That planning permission 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 The new roof shall match exactly the materials, dimensions and profiles of existing original work except where otherwise shown in the drawings hereby approved.**

Reason: To safeguard the character and appearance of the Listed Building and to comply with Policies CS12 and 27 of the Core Strategy.

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

15/01/x33/01 - Location Plan

15/01/x33/02 - Block Plan

15/01/x33/03 - Building Elevations

Heritage Statement - dated 6th Oct 2016

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

Article 35:

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.