

**4/02588/16/FHA - CONSTRUCTION OF CONSERVATORY.
THE OLD FORGE, WESTBROOK HAY, LONDON ROAD, HEMEL HEMPSTEAD, HP1 2RG.
APPLICANT: Mr M Halls.**

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

The Old Forge is a curtilage listed building (set in the grounds of Westbrook Hay School, a grade II listed building).

This application follows pre-application advice in which numerous different options have been explored with the Conservation Officers. In order to allow the original form, detailing and character of the brick and flint building to remain it has been concluded that a simple, modern, stand-alone extension is best suited to the building. Given its subservient size, scale and height, the extension as proposed, would not appear dominant or detract from the host building. The conservatory would clearly appear as a later addition to the building. Given historically the building relates to the much larger Westbrook Hay School site, this would allow the original form and hierarchy of the buildings to remain evident.

The proposal complies with Policies CS5, CS11, CS12 and CS27 of the Core Strategy 2013.

Site Description

The application site comprises The Old Forge and its associated residential curtilage. The Old Forge is a brick and flint building that was converted to residential use in the early 1990s.

The site is located within the Westbrook Hay estate.

Proposal

Planning permission is sought for the construction of a modern conservatory to the southern side of the dwelling.

The conservatory would measure 5.3m in width by 6.2m in depth, and comprise a flat roof with slightly raised central skylight. The front elevation would incorporate glazed sliding doors whilst the remainder of the building would be clad in timber featheredge boarding which would be stained black.

A listed building consent application (4/02694/16/LBC) accompanies this application and is currently under consideration.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Bovingdon Parish Council.

Planning History

4/01156/08/DRC DETAILS OF BAT SURVEY AND ECOLOGICAL IMPACT ASSESSMENT
AS REQUIRED BY CONDITION 5 OF PLANNING PERMISSION
4/01579/06 (CONVERSION OF EXISTING STABLE/TACK ROOM TO
RESIDENTIAL)
Granted
26/09/2008

4/02171/03/DRC DETAILS OF GARAGE DOORS REQUIRED BY CONDITION 2 OF
PLANNING PERMISSION 4/01315/03 (DOUBLE GARAGE AND STABLE)
Granted
06/11/2003

4/01315/03/RET DOUBLE GARAGE AND STABLE
Granted
25/07/2003

4/00368/98/4 WORKS TO TREES
Granted
20/03/1998

4/01627/97/FHA DOUBLE GARAGE AND STABLE
Granted
26/11/1997

4/01333/93/4 INSTALLATION OF ROOF LIGHTS AND DOOR (AMENDED PLANS)
Granted
15/12/1993

4/01025/93/4 SUBMISSION OF DETAILS OF FACING MATERIALS PURSUANT TO
4/2032/89 (CONVERSION OF FORGE TO 2 BEDROOM DWELLING)
Granted
09/08/1993

4/00968/93/4 CONVERSION OF FORGE TO TWO BEDROOM DWELLING
Granted
23/09/1993

4/02032/89/4 CONVERSION OF FORGE TO 2-BEDROOM DWELLING
Granted
24/01/1990

4/02032/89 Conversion to residential use Granted 24/01/90

4/01333/93 Rooflights and door Granted 15/12/93

4/1627/97 Double garage and stable Granted 26/11/97

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 - Quality of the Historic Environment

Summary of Representations

Bovingdon Parish Council

OBJECT - Not in keeping with existing building. Inappropriate development.

Conservation and Design

The Old Forge is a curtilage listed property (as it was formerly associated with Westbrook Hay, the grade II listed property nearby - now a school). The Old Forge is a mid 19th century 1 ½ storey property, constructed of flint with red brick dressings and a decorative clay tile roof. The frontage retains a strong symmetry with a central projecting gable.

The current planning application has been subject to pre-application advice from more than one conservation officer over the past few years.

A side extension of a contemporary design in this location is supported.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

Hay Cottage

We are the householders of Hay Cottage, Westbrook Hay and the neighbours of Marcel Halls. We are responding to your letter dated 6 March 2017. We have seen the plans for the conservatory and have no objection to it with the following conditions:

1. That sufficient room is left to enable access to the party brick wall from the Halls' side of the wall. The wall is a brick and flint listed wall and there needs to be sufficient space in case of repairs
2. That the wall is checked before the building work starts and if necessary repairs made to it at that stage

Bourne End Village Association

We oppose the above application. We consider that the development would be totally out of keeping in design with the main building.

Considerations

Policy and Principle

The application site is located within the Metropolitan Green belt, wherein in accordance with the National Planning Policy Framework and Policy CS5 of the Core Strategy small-scale development including limited extensions to existing building are permitted provided that; it has no significant impact on the character and appearance of the countryside; and it supports the rural economy and maintenance of the wider countryside.

The Old Forge was formerly part of the Westbrook Hay estate but was converted into residential accommodation many years ago. Whilst there have been alterations to the building

and numerous outbuildings have been constructed within the grounds (one of which now forms a residential annex) the building has not previously been extended.

The conservatory is considered 'limited' in its size and scale and is proportionate to the host building. It is flat roof, and occupies a lower position than the existing building, it is thus clearly subservient. Furthermore the conservatory is located within an existing cluster of buildings, to the south of the main dwelling, between the main Forge Building and some smaller outbuildings and also set against the backdrop of a much larger detached outbuilding associated with Hay Cottage to the south-west. The conservatory would thus have a limited impact on the overall character, appearance and openness of the countryside and complies with Policy CS5.

Effects on appearance of building / listed buildings / street scene

The Old Forge is a curtilage listed building (as it was formerly associated with Westbrook Hay, the grade II listed property nearby - now a school). The Old Forge is a mid 19th century 1 ½ storey property, constructed of flint with red brick dressings and a decorative clay tile roof. The frontage retains a strong symmetry with a central projecting gable. There are numerous outbuildings across the site, constructed of a variety of materials including timber cladding.

Policy CS27 requires that the integrity, setting and distinctiveness of designated heritage assets is protected. The flat roof, timber clad conservatory proposed would clearly appear as a subservient later addition to the original building, and the contemporary design proposed would allow the strong symmetry of the existing front elevation to remain. As such the overall integrity, character, appearance and distinctiveness of the original brick and flint building would be preserved.

In accordance with Policy CS12 the proposal is considered to respect the adjoining properties in terms of layout, site coverage, scale, height, bulk and materials. The conservatory would be clad in black stained featheredge boarded which whilst appearing in contrast to the brick and flint of the host building, would relate well to the existing outbuildings.

The proposal is considered to comply with Policies CS12 and CS27 of the Core Strategy.

Impact on Neighbours

Given its modest height, its position within a cluster of existing building, and its siting behind the existing boundary wall, the proposed conservatory would not have a significant adverse impact on adjacent properties in terms of light, privacy or visual intrusion. Moreover it would be sited partially beside the much larger, pitched roof outbuilding associated with Hay Cottage and set against the backdrop of surrounding larger buildings which would have a far greater impact.

The proposal complies with Policy Cs12 in this regard.

Other Considerations

Concern has been expressed from the neighbour about maintenance of the flint wall between the properties. Whilst this would not be a material planning consideration the applicant has confirmed that the wall will be repaired prior to the construction of the conservatory and that future works could be undertaken from the adjacent site (subject to the landowners consent) or from beside the existing outbuilding (chicken house).

The materials specified (black stained featheredge timber boarding) are considered acceptable. Additional details / confirmation will be conditioned as part of the listed building consent.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

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

1:1250 OS Extract
1:50 Existing Plans
1:50 Proposed Plans
Design and Access Statement.

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

Article 35:

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. 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.