

Appendix A

North Hertfordshire District Council Building Conservation comments

File Ref: 18/03348/FP

Date: 20/06/2019

Planning Officer: TR

Address: Vine Cottage, Maydencroft Lane, Gosmore

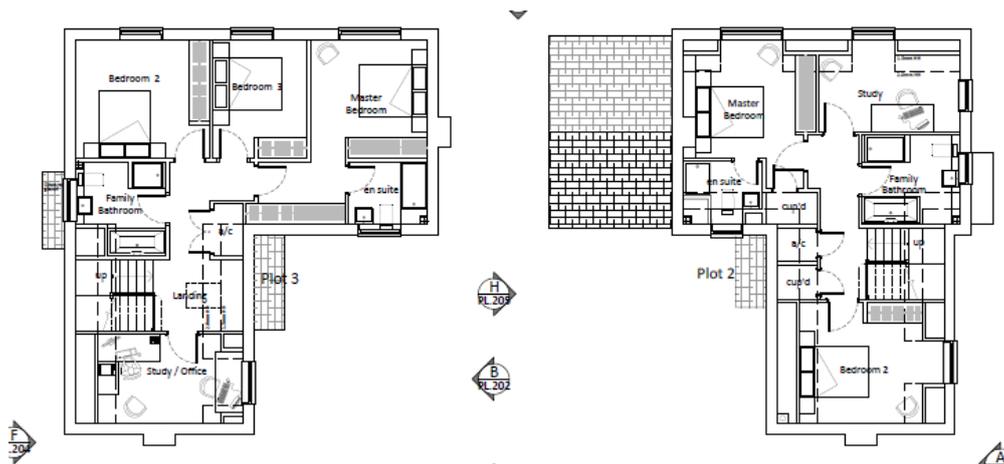
Subject: Erection of 1 x 3 bed detached dwelling and 2 x 3 bedroom link detached dwellings together with associated garaging, parking and vehicular access (as amended) following demolition of existing dwelling and garage.

I previously commented on 10/05/2016 and I now respond following receipt of amended plans on 12th June 2019. The description clearly needs to be changed to perhaps:

Erection of 3 x 3 bed detached dwellings, 3 bay car port, double garage, parking and vehicular access following demolition of existing dwelling and garage (as amended by drawing nos. 2017-30-PL.001E; -101B; -102D; 103D; -201B; -202C; -203D; -204D; -205D & -206B received on 12th June 2019 and coloured site plan no. 2017-30-PL.001E received on 14th June 2019).

Although it is quite apparent from the size of units and internal layout (see below) that Plot 1 could easily be converted into a 5 bed (extensive first floor providing only two bedrooms) whilst Plots 2 & 3 could easily become 4 beds if the study rooms become bedrooms.





Significance

I do not intend covering the same matters raised previously but I reiterate that whilst the development of the application site will erode the spacious quality, if handled carefully, could still make a positive contribution to the special character of the area. I previously stated that there is an opportunity for at least presenting one of the new properties with a front aspect onto the Village Green.

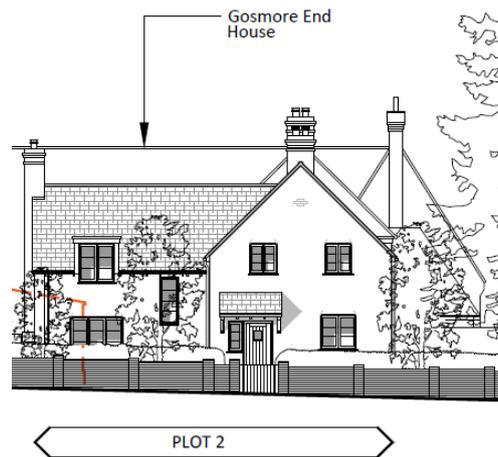
The Proposals

I previously acknowledged that the applicant does not wish to '*create a pastiche*' but I have also previously sought to justify why a more 'traditional' built form & fenestration would more fully respect the character and appearance of the conservation area.

I note the following on the amended plans:

- First floor fenestration to the master bedroom of Plot 1 changed to match that of Bedroom 2 alongside;
- Triple garage to Plot 1 reduced to a double and re-orientated so that garage doors face towards courtyard;
- To compensate for Plot 1 losing one garage space, one of the car port bays has been allocated to this unit;
- Plots 2 and 3 have been separated, thereby, 'loosening' the built;
- Plot 2 is predominantly rendered, adding some further interest to the development;
- Side section to Plot 2 is reduced to single-storey only;
- Fenestration altered to Plots 2 & 3;
- Large gable end window to the South West Elevation of Plot 2 is omitted, improving the relationship with the rear garden of Plot 1;
- Chimney stacks introduced to Plots 2 and 3; and
- Car port building detached from Plot 3.

In fact, the above represents a robust response by the applicant to points previously raised. One further, yet relatively minor change, is also shown on drawing 2017-30 PL.206 B, that is, to introduce a fixed timber gate in the boundary wall onto The Green which will further reinforce the idea that Plot 2 is orientated towards The Green.



The images below provide a couple of examples of the comparison between the original 4-unit scheme and the very latest amended 3-unit scheme and the purpose of choosing these specific examples are as follows:

The first comparison shows the difference between what would have been a continuous form of development at the northern end of the courtyard with the supposed 'barn-like' dwellings linked with weatherboarded car ports. This is compared with what are now two detached dwellings (Plots 2 & 3) in the right hand image and which are now designed in the 'cottage' tradition and incorporating chimney stacks.



The second comparison shows the elevation facing towards The Green but excluding Plot 1. It should be noted that a single-storey, triple-bay car port in the right hand site replaces Plot 4 which significantly reduces the dominance of buildings on this site which may even have been considered to be over-development. In addition, there are changes to Plot 2 (once again including chimney stacks) ensuring that Plot 2 makes a more positive contribution in that it appears to face onto The Green.



Before moving on to conditions, I have one observation to make regarding materials and specifically roof materials. The original submission related to a scheme quite different to that now under consideration and therefore the Planning Statement relates to that scheme for 4 dwellings. Para 7.20 of the Planning Statement states the following:

“The dwellings to the rear of the site have been designed as a collection of brick barn-style buildings around a courtyard with large arched feature windows with projecting brick detailing, brick eaves detailing, simple brick plinths, painted timber windows, and plain clay roof tiles. As a contrast to the main buildings, the carports have slate roof tiles with dark-stained timber cladding.”

Considering that a.) an updated Planning Statement has not been issued; b.) the application form simply states ‘Red clay roof tiles / Slates’ and that the latest amended drawings do not indicate which buildings are to receive which roof materials, it is assumed that a similar approach laid out in the PS would apply to the revised scheme i.e. houses will receive clay tile roofs whilst the garage / car port buildings will receive slate and this would appear to be the case on the coloured layout received on 14th June 2019. For this scheme to achieve the quality sought for this conservation area location and close to a listed building, I am anticipating that the tiles will be suitable handmade clay tile not a machine made tile.

Suggested conditions

1. Standard time condition.
2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Sample(s) of all roof materials for all buildings hereby approved including confirmation as to which materials would be applied to which buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works. Thereafter, the roofs shall be covered as per the approved sample(s).

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Each new building hereby approved (dwellings, garage and car port building) shall have exposed eaves’ unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. A sample brickwork panel(s) indicating brick type, bond and mortar mix for all new brickwork on site shall be made available for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of any above ground brickwork.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All windows and external door joinery shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. With respect to new windows:

- i. Where windows are shown to receive glazing bars, the external bars shall project i.e. either traditional joinery or applied bars;
- ii. All windows at Plot 1 shall be true vertically sliding sash windows with no trickle vents; and
- iii. All side hung casement windows shall be constructed as 'flush casements'

unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. All new rainwater goods shall either be manufactured in metal and be black painted or shall be black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to the occupation of Plot 2, the timber gate panel in the garden wall facing onto 'The Green' shall be implemented unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Standard hard surfacing condition.

Recommendation

Although taller than Hindsmount (grade II listed), the dwelling on Plot 1 would be located approximately 28m to the north-east of the listed building and I consider that the proposed development will not harm this listed building's setting. In addition, it is

considered that the development will not impact upon the Letter Box Row (regarded as non-designated heritage assets) located to the north. Furthermore, in my considered opinion, the development will not harm the character or appearance of the Gosmore Conservation Area and actually has the potential to make a positive contribution to local character and distinctiveness. I, therefore, raise **NO OBJECTION** based on the scheme satisfying the provisions of Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and satisfying the aims of Sections 12 (para 127 b) and d) together with para 130) and 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Main Modifications November 2018).

Mark Simmons
Senior Conservation Officer