



The Planning Inspectorate

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~~1/20/92~~
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Mr and Mrs Timothy J Giles
Flintstone Cottage
Chapel Road
Flamstead
Hertfordshire
AL3 8DB

PLANNING DEPARTMENT						DACORUM BOROUGH COUNCIL	
Res.					Ack.		
UseP	CO. PA	DP	D.C.	B.C.	Admin.	File	Date
Received				6 NOV 1992			
Comments							

Your reference

My reference

T/APP/A1910/A/92/210272/P8
E/92/809266/P8

Date

5 NOV 1992

Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 SCHEDULE 6 AND
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
SECTION 20 AND SCHEDULE 3
APPLICATION NOS: 4/0110/92 AND 4/0111/92

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals against the decisions of the Dacorum Borough Council to refuse (1) planning permission, and (2) listed building consent a two storey rear extension at Flintstone Cottage, Chapel Street, Flamstead, Hertfordshire.

2. From my inspection of the site and its surroundings undertaken on 12 October 1992 and examination of the written representations submitted by you, the Council and the Flamstead Parish Council, including letters sent directly to the Council which have been forwarded to me, I am of the opinion that the main issue with respect to appeal (1) is whether the proposed extension would preserve or enhance the character or appearance of the Conservation Area.

3. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The Flamstead Conservation Area encompasses early houses and farmsteads in the local vernacular style which front onto roads that are set around a large churchyard. Many of these buildings are of considerable architectural interest and historical importance. As a group they give rise to an attractive village scene. I have therefore concluded that it is desirable to preserve or enhance the character or appearance of the Conservation Area.

4. The Hertfordshire County Structure Plan Alterations 1990, and the emerging Dacorum Borough Local Plan, apply this nationally established policy to the District. As the Local plan complies with those nationally established policies that relate to developments in Conservation Areas, I consider it to be of considerable weight. Further, Paragraph 25 of Planning Policy Guidance Note No. 1 advises that an application should be determined in accordance with the development plan, unless material considerations indicate otherwise. In the light of the Policies contained in the Structure Plan, I have concluded that the proposed extension should preserve or enhance the character or appearance of the Conservation Area, unless material considerations exist which justify setting this Policy aside.



5. Your home is a characteristic late seventeenth century village house. It has been extended in recent years, with the extensions taking the form of additional bays set at either end, and an outshot. Thus its original form is recognisable, which results in it making a significant contribution to the traditional appearance of the village. The end bay of the outshot would be extended at right angles to the alignment of the house, and terminate in a gable end. This would lend to it the appearance of an earlier house, which by its presence, would alter the character of, and the apparent pattern of development within, this part of the conservation area. As this extension would be visible from Chapel Road, I consider that it would harm, rather than preserve or enhance, the traditional form of the village.

6. I appreciate that the size of the extension has been kept to a minimum, and that its materials and form echo those of the local vernacular. However, as its shape conflicts with the traditional pattern of such houses, this careful attention to detail does not overcome the fundamental objection to the proposed extension. I have therefore concluded that there are no material considerations that justify setting aside those policies in the Development Plan that relate to development in Conservation Areas.

7. From my inspection of the site and its surroundings undertaken on 12 October 1992 and examination of the written representations submitted by you, the Council and the Flamstead Parish Council, including letters sent directly to the Council which have been forwarded to me, I am of the opinion that the main issue with respect to appeal (2) is whether the proposed extension would harm the character of a listed building.

8. Flintstone Cottage is a three bay lobby entrance house, with a stack to one end of the central bay, and three chambers set in line. The addition of further bays in line with the original bays, and an outshot, retains its characteristic form. For a village house of this date to survive in a recognisable form is, in my opinion, a rare occurrence. I therefore regard it as being a matter of importance that its basic form is not obscured.

9. The proposed extension would be a short range set at right angles to the main axis of the house. Thus the three bay lobby entrance house would no longer be recognisable, which, in my opinion, would diminish both its architectural importance and historical interest. I have therefore concluded that the proposed extension would harm the character of a listed building.

10. I have considered all other matters raised, including that the village lies in the Metropolitan Green Belt, but I find that none of these is of such import as to override the conclusions on the major issues that have led to my decision.

11. For the reasons given above, and in exercise of the powers transferred to me, I hereby dismiss your appeals.

I am Sir and Madam
Your obedient Servant

Geoffrey S. S. Lane

GEOFFREY S. S. LANE, DiplArch DiplTP RIBA MRTPI
Inspector

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