

*Amended*Town Planning 4/0624/84LB
Ref. No.TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTERESTOther
Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To: Haruspex Consultants Ltd.
32 Crawford Street
London W1H 1PLMartin O'Rourke M.A. (RCA)
The Barn
Elms Farm, Barkway
Royston, Herts.Internal and External alterations to form
.....
five dwellings
.....at ...1..2..8..9..10..11..Graces Maltings.....
.....Akeman Street, Tring.....Description and
location of
proposed works.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby refuse the grant of listed building consent to the works described above and proposed by you in your application dated 10th April 1984 and received with sufficient particulars on 18th April 1984 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse listed building consent for the works proposed are:

The development does not retain sufficient of the original listed buildings, and the detailed design, external appearance and internal treatment of the buildings as altered is unsympathetic to the architectural and historic character of the original buildings.

Dated 28th day of June 19 84

Signed
Chief Planning Officer
Designation

See Notes Overleaf.

28 JUN 1984

✓
4/0623/84 4/0624/84LB. INTERNAL AND EXTERNAL ALTERATIONS
TO FORM FIVE DWELLINGS.
1/2, 8, 9, 10, 11 GRACES MALTINGS, AKEMAN STREET, TRING.
APPLICANT: HARUSPEX CONSULTANTS LTD

DESCRIPTION - In February 1984, the Committee was advised that building work had been carried out on this site which was not authorised by the permission that had been granted in January 1982 for the conversion of former Maltings buildings to eleven dwellings. The Committee resolved that enforcement action be taken in respect of the failure to comply with conditions requiring the submission of landscaping proposals and details of external materials for the approval of the local planning authority, and in respect of unauthorised building operations. The Committee also authorised proceedings to be commenced in respect of unauthorised works carried out to a listed building. Before commencing proceedings, the District Secretary gave the developer the opportunity to submit full details of all the unauthorised alterations that had taken place on this site, and the present applications have accordingly been made. Work on the site has been completed, and the purpose of the applications is to obtain planning permission and listed building consent for the work that has already been carried out. The principal variation from the permitted scheme concerns the building in the centre of the site. The previous scheme authorised its conversion to two 2-bedroom dwellings, with a single-storey extension. It has been converted to one three-bedroom house, with a double garage, replacing the single-storey extension. Part of the building has increased in width from 3.5 metres to 4.6 metres, and the elevational appearance of the building is quite different from that which was permitted. Window and door openings, the roof pitch and chimney details are all changed, the only feature remaining the same being the horizontal boarding at first floor level. // So far as the frontage block to Akeman Street is concerned, the four unit 8, 9, 10 and 11 which were permitted as two-bedroom dwellings have all been internally redesigned to provide three bedrooms. This block has undergone almost total demolition above the ground floor, and the building subsequently reconstructed shows significant changes from the approved plans, particularly so far as the courtyard elevation is concerned. New lean-to's and gable windows have been introduced, and there are four additional windows and one roof-light on the Akeman Street frontage. The first floor extension over the access from Akeman Street has not been constructed. // As to the site layout, the parking and garaging areas have been repositioned, and a total of 11 garages and 7 parking spaces (including those within the curtilage of unit 1/2) are provided. Previously 12 garages and 7 parking spaces were shown, and it should be noted that the introduction of three-bedroom units into the development has had the effect of increasing the parking requirement to 21 spaces, as against the 18 provided (which itself is one less than the permitted scheme). // The materials used are brickwork, painted render, stained joinery and clay peg tile roofs. Planting areas have been provided outside each dwelling, but have been left for individual owners to plant as they wish. The direct link from the units on the frontage to Akeman Street to the car park area is now closed off by the private curtilage to Unit 1/2, and access is obtained only by internal footpath to the north of the central unit.

for the buildings to be restored to accord with the originally approved plans. Nevertheless, members may consider that it would be inappropriate to grant listed building consent, which would have the effect of authorising the work that has been carried out without previous consent and may also appear to be condoning the major variations and alterations to the listed buildings that have seriously affected their character and historic interest. Furthermore, the Committee may wish to consider whether it would be appropriate to continue with the proceedings authorised in February in respect of the offence under Section 55 (i) of the Town and Country Planning Act 1971 relating to the unauthorised works carried out to these buildings. So far as the other authorised enforcement proceedings are concerned, if the Committee is minded to grant planning permission for the development as carried out it would no longer be necessary to take enforcement action in respect of breaches of conditions and unauthorised building operations. Similarly a stop notice would not be appropriate.

RECOMMENDATION

- ✓ (A) That planning permission be GRANTED (on form DC3), subject to the following condition:-

① The garaging and parking facilities shown on plan no 4/0623/84 shall be maintained for these purposes at all times.

- ✓ (B) ② *Access* That listed building consent be REFUSED (on form DC12), for the following reason:-

The development does not retain sufficient of the original listed buildings, and the detailed design, external appearance and internal treatment of the buildings as altered is unsympathetic to the architectural and historic character of the original buildings.

- ✓ (C) That with the exception of proceedings in respect of the offence under Section 55 (i) of the Town and Country Planning Act 1971, the enforcement proceedings authorised at Minute 991 of the meeting of the Development Control Committee on 8th February 1984 be withdrawn.

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POLICIES

- County Structure Plan : Policies 11, 11A, 11B, 11C, 11D and 12
- Dacorum District Plan : Tring Conservation Area; Policies 14, 63, 64 and 65

REPRESENTATIONS

- Tring Town Council : Recommends approval, but considers that Unit 1/2 is not in keeping with the rest of the development.
- Director of Technical Services : Comments awaited
- Four letters from local residents : One letter refers to treatment of the southern boundary of the site; the other three express concern that the work has already been carried out on these listed buildings and planning permission sought afterwards. The letters urge that the strongest possible action be taken against the developer.

CONSIDERATIONS - As I stated in my report to the meeting of the Development Control Committee on 8th February 1984, although there are considerable differences between the permitted scheme and the development that has been carried out, the finished dwellings are not unattractive in appearance and in general terms are not inappropriate in their design or use of materials for this part of the Tring Conservation Area. Although there are a number of detailed points of design on which improvements could be made, it is unlikely that the Council would succeed on appeal on such grounds, having regard to the advice on these matters given in DoE Circular 22/80. In particular, I would not consider the design of Unit 1/2 to be out of character with the remainder of the development. So far as car parking provision is concerned, it was accepted at the time permission was first granted for the development in January 1982 that the full application of District Plan standards would not be appropriate for the type of courtyard development that was proposed. At that time permission was granted on the basis of nineteen spaces as against the Plan standards of 24. Since January 1982, District Plan parking standards have been reviewed, and the scheme now provides eighteen spaces whilst Plan standards require 21. In the light of the original decision on this site, I would not consider the present shortfall of three spaces to be significant. // So far as the application for retrospective listed building consent is concerned, the arguments are similar to those outlined above. Although it would be open to the Council to object to the scheme as carried out on the grounds that it has materially altered the listed buildings and has resulted more in demolition and rebuilding than conversion, it would be neither practicable nor possible