



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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Your Ref: 1356.2

Your Ref:

T/APP/A1910/E/93/809601/P4
T/APP/A1910/A/93/217992/P4

Date: 27 APR 93

Ack.	
T.C.P.N.	D.P.
D.C.	B.C.
Admin.	File

Received 29 APR 1993

Comments

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 SCHEDULE 6 AND
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,
SECTION 20 AND SCHEDULE 3
APPEALS BY: MR DONALD HALL
APPLICATION NOS: 4/0672/92 AND 4/0740/92

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 listed building consent and planning permission in respect of applications for the demolition of an existing lean-to and erection of a new conservatory at Grist House Farm, Water End, Hemel Hempstead. I have considered all the written representations made by you and by the Council, and also those made by the Parish Council directly to the Council and forwarded to me. I inspected the site on 22 March 1993.

2. The appeal building, a farmhouse no longer connected with agriculture, is listed Grade II. It lies within attractive open countryside on the western side of the A4146 Leighton Buzzard Road, a short distance beyond the northern urban edge of Hemel Hempstead. The area is located within the Metropolitan Green Belt, and is designated as a Landscape Conservation Area in the approved Hertfordshire County Structure Plan Alterations 1990, the adopted Dacorum District Plan 1984, and the Dacorum Borough Local Plan Deposit Draft, which has been the subject of a public local inquiry.

3. I note that these plans contain policies relevant to the appeals, which are concerned with the preservation of the Green Belt, building design within the landscape, and the desirability of preserving listed buildings or their setting. Whilst the proposal would fall outside the statutory policy definitions of appropriate development in the Green Belt, Policy 20 of the draft local plan permits extensions to dwellings in Green Belt areas, provided that certain criteria, which relate to the aims and objectives of the other relevant

policies, are met. In determining the appeals I shall give due weight to these policies, and shall have regard to the requirements of Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. From my inspection of the site and its surroundings, and from the written representations made, I consider the main issue of the appeals to be the effect of the proposal upon the architectural and historic character of the listed building, and thereby upon the character of the surrounding area.

5. The farmhouse lies in a prominent isolated position, north west of the main group of barns and outbuildings of the former farmstead, within 15m of the public footway and the A4146 road beyond. It is a plain but attractive 2 storey building, clearly originally square in plan, with roughcast rendered front and side walls under a steep pitched tiled roof. Of early 18th century origins, it has a later lean-to slate roofed extension on the north-west end wall, and a 3 bay loggia on the opposite south-east wall, constructed using rustic poles under a slate roof. Whilst open in character and of less substantial construction than the northern lean-to, the loggia is similar in volume and, being flush with the front wall of the house, helps maintain the symmetry of the original building which focused on a central front entrance door and rustic porch.

6. Your proposal would remove the loggia and would add a conservatory with glazing panels set on a low brick wall. Whilst the loggia may be a later addition to the house, it not only provides the symmetry referred to above, it also reflects the simple rustic rural charm of the building's character, and the character of its surroundings. By comparison, the proposed conservatory, with its arched head windows, crested ridges, and corner finials, would appear fussy and unsympathetic to this rural character, and would, in my view, be more appropriate to an urban or suburban environment. Furthermore, its pitched roof design and position on the wall would neither relate to the form nor the fenestration of the listed building, and would result in an extension of uncoordinated and cluttered appearance. For the above reasons the conservatory would, in my opinion, appear as a prominent and intrusive appendage which would be harmful to the character of the listed building and its rural surroundings. I therefore conclude that in its present form the proposal should be dismissed.

7. I have taken into account all the other matters that have been raised in the written representations, but find nothing of sufficient weight to override the conclusions I have reached.

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

I am Gentlemen
Your obedient Servant

Michael Gurney

MICHAEL R GURNEY Dipl Arch RIBA
Inspector



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