

INFORMATION SECTION Ref:

Memo From:

CHIEF PLANNING OFFICER
DACORUM BOROUGH COUNCIL

To:

HERTS COUNTY COUNCIL
PLANNING DEPARTMENT

APPLICATION NO.

4/ 0680/88

This memorandum confirms formal withdrawal of the above application.

- * I enclose photostat copies of Letter dated 1st June 1988
Re. Bean near Fenley House - Low Road, Tring

* Delete as necessary

Date

23rd June 1988

2 JUN 1988

**4/0680/88. CONVERSION OF AGRICULTURAL BARN TO DWELLING.
BARN REAR OF 'FENDLEY HOUSE', LONDON ROAD, COW ROAST.
APPLICANT: MRS SAUNDERS**

DESCRIPTION - 'Fendley House' is located to the immediate south of the customer car park and garden associated with the Cow Roast Inn. In 1981 planning permission (reference 4/0870/81) was granted for the alteration of 'Fendley House' to form three dwellings following a previous refusal which included a barn conversion.

The proposal involves the conversion of a redundant agricultural building to the south-east of 'Fendley House'. This barn comprises part of three pitched roof farm buildings measuring approximately 20 m in depth and 20 m in width. The barn located nearest to 'Fendley House' features a slate gable roof, a brick base and black timber boarding. It would appear to be in a dilapidated state of repair, although of higher standard than the other two buildings which incorporate corrugated roofs. A narrow elongated and apparently disused driveway which lies between the north-west boundary of 'Fendley House' and the garden associated with the Cow Roast provides vehicular access to the A41. An area of land measuring 1.5 hectares lies to the south-east of the barn, although it is not clear whether this is to be incorporated into the residential curtilage.

The proposed dwelling would measure 23 m in depth and about 6 m in width. It would comprise five bedrooms with a large number of windows mostly on the south-western side of the barn. A parking/turning area would adjoin the north-western side of the barn. Plans have been requested to clarify the relationship between the barn and existing barn complex.

POLICIES

Hertfordshire County Structure Plan

Policies 2 and 21

Dacorum District Plan

Policies 1, 9, 11, 12, 18, 19, 22, 23 and 24

REPRESENTATIONS

Northchurch Parish Council

Observations awaited

County Surveyor

Observations awaited

Department of Transport

Observations awaited

CONSIDERATIONS - The site lies within the Metropolitan Green Belt where there is a presumption against residential development unless

there are exceptional circumstances. However, DoE Circular 16/87 makes it clear that planning permission for the conversion of redundant agricultural buildings should normally be granted unless there are specific and convincing objections. Regard must also be had to the planning permission granted for additional residential units at 'Fendley House'. Approval of this scheme would further consolidate the existing form of residential development at the Cow Roast.

As noted above, the conversion relates to one section of the dilapidated group of barns. Clarification has been sought in respect of future proposals for the other barns, some of which would require removal in order to facilitate this development. Although the barn that is subject to this application is the most interesting of the three, insufficient detail has been submitted to show that the building could be readily converted into a dwelling due to its current condition. Further information relating to the way in which the building would be converted has been requested, and the information should confirm whether a physical conversion of the barn would be practical. In addition, the design of the proposed conversion, in particular the large number of windows is very unsympathetic to the appearance of the barn.

Although advice from the highway authorities has not yet been received, the suitability of the existing vehicular access requires full examination bearing in mind its proximity to a notoriously dangerous and heavily trafficked section of London Road where there is restriction relating to overtaking. Whilst visibility from the access would appear to be limited there are also issues relating to the narrowness of the driveway and the inadequacy of the turning area and parking facility. The narrowness of the driveway would limit vehicular movement to only one direction which could prove problematical, especially in close proximity to the A41. As a separate parking area is not indicated and conflict could arise between users of the turning area and parked vehicles. It is obviously imperative that vehicles are able to leave in forward gear due to the hazardous nature of the A41.

Although further information has been sought regarding the conversion work and parking arrangements, I consider that the application as submitted should be refused.

WITHDRAWN

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. The submitted scheme fails to provide sufficient information for the local planning authority to assess whether the conversion of the redundant agricultural building would be feasible.
2. The design of the proposed conversion, by reason in particular of the large number of window openings on the south-west elevation, would be harmful to the appearance of the barn and detract from its character.
3. The layout of the vehicle parking and turning area is unsatisfactory and does not meet the standards adopted by the local planning authority.

4. There is inadequate provision for both the parking and turning of vehicles and consequently there is a lack of space to ensure that vehicles can leave the site in forward gear.

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