

CHIEF PLANNING OFFICER

DIRECTOR OF TECHNICAL
SERVICES

4/1100/84DC/GPB/MB

26th October 1984

CONVERSION OF BUILDING FROM 31 BEDSITTING
ROOM UNITS WITH COMMUNAL FACILITIES TO
16 ONE BEDROOM FLATS WITH COMMUNAL FACILITIES.
ERECTION OF TWO STOREY REAR EXTENSION AND
INTERNAL AND EXTERNAL ALTERATIONS.
'CRANFORD', FLETCHER WAY, HEMEL HEMPSTEAD

At Development Control Committee on 18th October
1984, it was resolved to carry out the above
development pursuant to the provisions of
Regulation 4(5) of the Town and Country Planning
General Regulations 1976, as shown on drawing
numbers:-

8/01/5/1

8/01/5/2

8/01/5/4

A/8/01/5/5



CHIEF PLANNING OFFICER

18 OCT 1984

4/1100/84DC. CONVERSION OF BUILDING FROM 31 BED-SITTING ROOM UNITS WITH COMMUNAL FACILITIES TO 16 ONE-BEDROOM FLATS WITH COMMUNAL FACILITIES. ERECTION OF TWO STOREY REAR EXTENSION AND INTERNAL AND EXTERNAL ALTERATIONS. 'CRANFORD' FLETCHER WAY, HEMEL HEMPSTEAD.

APPLICANT: URGENCY COMMITTEE (ON BEHALF OF HOUSING COMMITTEE) DACORUM DISTRICT COUNCIL

DESCRIPTION - The application site comprises an area of about 0.5 ha (1.27 acres) situated on the south side of Fletcher Way east and north of the Infants and Junior Schools and west of the former railway line. The building comprises a two storey building containing 31 elderly-persons bed-sitting units with communal lounges, kitchens, toilets/bathrooms etc together with warden's flat. Within the curtilage are in addition four self-contained bungalows. The proposal is to convert the building to form one-bedroomed self-contained flats (either one person or two person units) and retaining lounges and warden's flat. In addition it is proposed to erect a two storey extension to the rear of the existing building and to carry out extensive alterations to the external appearance of the building to facilitate the conversion work.

The existing buildings are constructed in London Brick Company "Dapple Light" facing bricks, which are greyish - buff in colour. It is proposed to construct the extension in a contrasting multi-red facing brick (such as Bovingdon Multis) with grey tiles to match the existing building. Some additional car parking facilities are included in the frontage area of the building.

POLICIES

| | | |
|-----------------------|---|---|
| County Structure Plan | : | Policy 11D |
| Dacorum District Plan | : | Policies 18, 19, 61, 62, 63, 64, 65A and 66 |

REPRESENTATIONS - None to date (5.10.84)

CONSIDERATIONS - There is a net loss of in the number of residential units within the site and strictly speaking runs contrary to the intentions of policy 61 of the District Plan. The Council has however had difficulty in letting the accommodation because of the communal nature of facilities within the building and is seeking to provide a much improved standard of accommodation for its tenants. The existing building is now 20 years old and the format of the existing layout and facilities no longer appear to be generally desirable.

The proposed two-storey rear extension with principal windows in the end wall will come to within 3.6 m (11'10") of this southern boundary of the site. However there is a 5 ft high thorn hedge on this boundary and beyond are a line of ornamental trees within the curtilage of the County Council's school site. Although close to this boundary, it is considered on balance that the proposed development should not adversely affect the amenities of the adjacent land.

The remaining external alterations, which include a small ground floor extension in lieu of a walled yard, are quite substantial and will markedly alter the external design of the building without being detrimental to its general appearance.

Car parking requirements meet current adopted standards.

✓ RECOMMENDATION - That it is resolved to carry out the development pursuant to the provisions of Regulation 4(5) of the Town and Country Planning General Regulations 1976

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