



# The Planning Inspectorate

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

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Mr and Mrs D Cobb  
1 Stocks Road  
Aldbury  
TRING  
Hertfordshire HP23 5RT

Your Ref:

Our Ref:

T/APP/A1910/A/95/256501/P7  
T/APP/A1910/E/95/811884/P7

Date:

19 DEC 1995

PLANNING DEPARTMENT  
DACORUM BOROUGH COUNCIL

20 DEC 1995

Dear 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: 4/1372/94 & 4/1373/94

1. I have been appointed by the Secretary of State for the Environment to determine your appeals against the decisions of the Dacorum Borough Council to refuse planning permission and listed building consent for a loft conversion, insertion of a dormer window and a single storey side extension at 1 Stocks Road, Aldbury. I have considered the written representations made by you, by the Council and the one by Aldbury Parish Council made directly to the Council which has been forwarded to me. I inspected the site on 16 November 1995.

2. Your property is the end house in a terrace of 4 dwellings. The terrace is listed as Grade II, and is situated in the Aldbury Conservation Area.

3. Having inspected the appeal building and the surrounding area, and considered the written representations made to me, I am of the view that there are 2 main issues in these cases. The first is the effect the works would have on the special architectural interest of the listed building, and the second issue is the effect on the character and appearance of this conservation area.

4. On the first issue, I turn to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; these place upon me a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Policy 109 of the adopted Dacorum Borough Local Plan covers developments affecting listed buildings; it seeks to achieve designs that are sympathetic to the scale, proportion, and external and internal appearance of the building to which a proposed alteration would relate. Policy 56 of the approved Hertfordshire Structure Plan declares support for District Councils in the protection of listed buildings.



5. There are 2 distinct elements to your proposal; the first is a single storey side extension that would abut an existing extension on the southern side of the house. This would accommodate a new utility room. The Council have no objection to this part of the proposal and consider it to have no detrimental impact on the listed building. In view of its modest size, and as it would abut a similar extension, I see no reason to depart from the Council's view, provided the external materials match those of the existing.

6. The other elements of the proposed works comprise alterations to enable the existing loft space to be used as a habitable room. The works would necessitate internal alterations which, to my mind, would not impinge significantly on the existing internal layout or structure. More importantly, a dormer window on the western roof slope would be constructed and, to enable compliance with fire safety legislation, you say it would be necessary to form an escape door at the ground floor, and a new window at second floor level in the western gable end of your house.

7. Although the rear elevation of the terrace is not as uniformly attractive as the front elevation, the steeply pitched roofs and low eaves line impart a certain utilitarian, and unassuming, charm. To me, the rear elevation is of as much importance as the other aspects of the listed terrace.

8. That said, I am not averse to the construction of a dormer window in the position proposed. There are 2 existing such windows neatly tucked into that end of the terrace; the proposed dormer window would be positioned close to the existing ones and would be less noticeable by virtue of the gabled extension that is peculiar only to your house. My view is that the integrity of the building would not be compromised, and the prominence of the roof would be maintained. However, the dormer window would only be acceptable if it is identical to the existing dormers in style, size and materials; the plans submitted do not convince me that what is proposed would achieve those objectives.

9. Also of concern to me is the cumulative effect of the 2 new openings; as it stands the western gable end has a window at ground floor, and one at first floor level. Notwithstanding what openings might have existed in the past, to insert 2 more openings into that elevation would, to my mind, disrupt the present, well balanced, areas of masonry to openings and would detract from the simplicity of that elevation. In particular, the second floor window would appear fussy and not in keeping with other openings in the building. In this way, the special architectural interest of the building would be adversely affected, and the proposal to convert the loft space would not comply with policies seeking to avoid such harm.

10. The second issue relates to the wider impact on the conservation area; Policy 110 of the Local Plan sets out a list of criteria to be satisfied when considering developments in such areas. The policy reflects the objectives of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of this conservation area.

11. The rear elevation of the terrace may not be apparent from the highway, but it is visible from the adjacent church yard and the school. The terrace in its entirety is an integral part of this conservation area, contributing to its attractiveness and rural charm.

12. In as much as the side extension and a matching dormer window would be acceptable, in terms of the effects on the listed building, so too would such works impact satisfactorily on the appearance of the area. Equally, the harmful effects that would arise from the new openings in the rear gable end, would inevitably have an adverse bearing on the wider appearance of the conservation area.

13. As the works to the western gable end of the building are closely related to the proper functioning of the proposed loft conversion, until such time as an overall satisfactory scheme is forthcoming, I consider that aspect of the applications should be withheld. In saying this, I am mindful of the advice in Planning Policy Guidance 15 which calls for reasonable flexibility and imagination to be shown by all parties when seeking to achieve a proper balance between the special interest of a listed building and proposals for its alteration and extension.

14. The side extension would be capable of being constructed independently of the remainder of the proposed works, and I propose to allow that part of the development, with a condition that would give the Council control over the use of external materials. As such a condition would cover all external materials, it is unnecessary to impose a separate condition specifying the style and materials of the new window.

15. I have taken account of all other matters raised, including your personal circumstances and your need for additional accommodation. However, neither that, nor any other matters raised, are sufficient to override the objections I have identified.

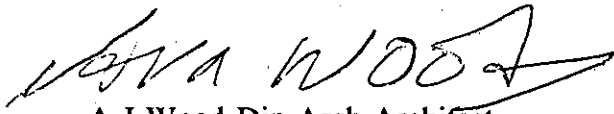
16. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss the appeals relating to the loft conversion and insertion of a dormer window (including formation of 2 openings in the western gable end), and allow planning permission and listed building consent for a single storey side extension only, at 1 Stocks Road, Aldbury in accordance with the terms of the applications (Nos. 4/1372/94 & 4/1373/94 ) dated 17 October 1994 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. no works shall be started on the development hereby permitted until details of all external materials to be used have been submitted and approved in writing by the local planning authority. The development hereby permitted shall be carried out in the materials so approved.

17. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

18. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

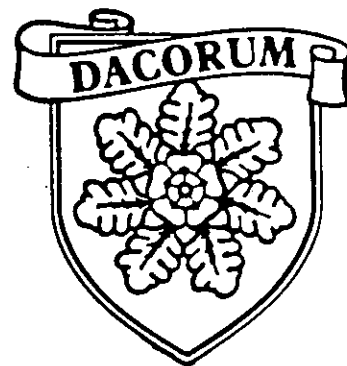
Yours faithfully

A handwritten signature in black ink, appearing to read 'A J Wood', with a stylized flourish at the end.

A J Wood Dip Arch Architect  
Inspector

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1372/94

Mr & Mrs D Cobb  
1 Stocks Road  
Aldbury  
Herts

Artisan  
5 Prince Edward Street  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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1 Stocks Road, Aldbury

SINGLE STOREY SIDE EXTENSION AND DORMER WINDOW

Your application for *full planning permission (householder)* dated 17.10.1994 and received on 24.10.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 09.03.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1372/94

Date of Decision: 09.03.1995



No. 1 Stocks Road is a Grade II Listed Building within Aldbury Conservation Area. The cumulative effect of introducing a dormer window and two new openings into the rear elevation would result in a detrimental impact on the overall appearance and historic integrity of this dwelling and on the terrace as a whole of which No. 1 forms a part.