



The Planning Inspectorate

D/47X/HAS//P

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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
GTN 1374

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL				
Faulkners			Ack.	Your Ref:
49 High Street	D.P.	D.C.	Admin.	DPB/4/12714
KINGS LANGLEY				Our Ref:
Herts				T/APP/A1910/A/91/197329/P8
WD4 9HU	Received 30 APR 1992			
Comments			Date:	29 APR 1992

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MISS G D VAN ROSSUM
APPLICATION NO: 4/1398/91

1. I have been appointed by the Secretary of State for the Environment to determine this appeal. The appeal is against the decision of the Dacorum Borough Council to refuse planning permission for the conversion of a pump house to residential dwelling and extensions at Feverals Farm, Roe End Lane, Markyate. I have considered the written representations made by you and by the Council and also those made by the Markyate Parish Council, the Markyate Society and other interested persons including those made directly to the Council and forwarded to me. I inspected the site on 3 March 1992.

2. After studying the representations and the planning history of the site and after my site inspection I have decided that the main issues in this appeal are whether the quality and character of the conversion justifies the creation of a dwelling on an exposed and sensitive site within the Chilterns Area of Outstanding Natural Beauty; and the effects the proposed conversion would have on the appearance of the surrounding landscape within the Chilterns Area of Outstanding Natural Beauty, in the light of development plan policies for the area and recent Government advice.

3. The Chilterns Area of Outstanding Natural Beauty is protected from development which could harm the quality and character of its landscape by stringent planning policies set out in the approved Replacement Hertfordshire Structure Plan, the adopted Dacorum District Plan 1984, and the draft Borough Local Plan Review which is on deposit prior to a local plan inquiry due to open in May. The Plan Review includes Policy 99 concerning redundant buildings. Although within an emerging Local Plan I consider this consistent with recent Government advice in paragraphs D4 and D5 of Annex D in PPG7 The Countryside and The Rural Economy published in January 1992, and I therefore give it weight in this appeal.

The Policy allows for the conversion of redundant buildings in the countryside preferably for non-residential use subject to no displacement of an existing use which might require a new building, no substantive change in the character and appearance of the building, and provided that the building is worthy of retention. I note that both the Local Plan Review and the revised PPG7 have been published since the 1991 appeal decision that I refer to below.

4. In 1989 the Council granted planning permission for a conversion of the Pump House to create a one bedroomed dwelling which involved no extensions and only limited alterations to the external appearance of the building.

5. In 1990 a further application was submitted proposing to extend the Pump House by the addition of 2 wings on the western side to create a 3 bedroom house with a double garage and workshop building in place of the reservoir south of the Pump House. This scheme was refused as was the subsequent appeal in 1991. My colleague considered that the changes likely to arise within the curtilage of the building from residential use would be little different from any other house in the countryside, and would not have a significant effect on the surrounding area. However he concluded that the scale and roof shape of the additions compared to the proportions and character of the existing building, and the addition of the garage/workshop building, would overwhelm the distinctive appearance of the simple character of the existing building. The buildings would be considered become an intrusive feature to the detriment of the landscape of this part of the Area of Outstanding Natural Beauty.

6. The site lies near the crest of a ridge from which the land falls quite sharply to the north, providing pleasant views over the undulating countryside, but more gently to the south. The site is bounded by substantial deciduous hedges to the south and west and an impenetrable holly hedge to the north while the eastern side is completely open. Footpath 18 approaches the eastern side of the site from Markyate village providing full views of the Pump House and Reservoir. The footpath skirts the northern site boundary whose holly hedge hides the buildings and then runs westwards along the adjacent field boundary, a hedge with intermittent trees. From this direction I found that the profile and a limited amount of detail of the western side of the pump house were visible through gaps in the field boundary and through the hedge on the western site boundary; these views would be obscured however when trees and hedges are in leaf.

7. While the pump house is not listed I found it a building of interest and character and a feature of the landscape although marred by its deteriorating condition and the piles of spoil and general neglect of its immediate surroundings, and I accept that it is in principle worthy of retention.

8. The changes proposed to the Pump House consist of a 2 storey wing on the south-western elevation similar in depth to the wing on the previous appeal plan but with a steeper

roof pitch and therefore slightly narrower. The existing flat roofed extension at the opposite end of this elevation would also be extended under a flat roof as would the rest of the ground floor. A flat roof varying in width from about 2 m to about 3.5 m would extend down two-thirds or so of the eastern side of the pump house. In my opinion this long flat roofed side extension would look incongruous projecting from below the eaves line, in contrast with the compact and well proportioned existing appearance of this elevation. The number of ground floor windows which are a feature of the elevation would also be reduced. The proposal would involve the rebuilding and extension of the whole of the western elevation whose appearance would be considerably altered.

9. Viewed in the light of Policy 99 of the Local Plan Review, in my opinion the extension and rebuilding of the western elevation would destroy part of the character of the building which would otherwise justify conversion. I have concluded that the extensions and alterations would constitute a substantive change in the character and appearance of the buildings, in conflict with the objectives of the Policy 99 of the Local Plan Review, and that the quality and character of the conversion would not justify the creation of a dwelling in this location.

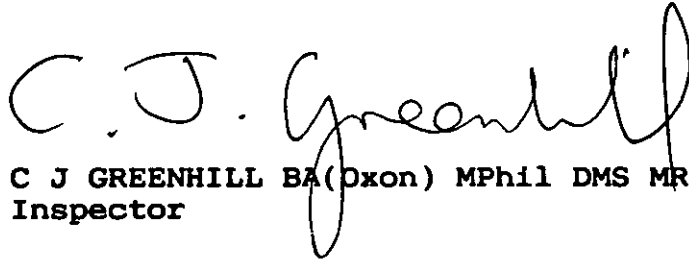
10. I now turn to consider the effect of the proposal on the AONB. You have pointed out that all the alterations are on the west side of the pump house which is largely out of view of the public. As I have noted above, views of this side of the building from footpath 18 are largely but not completely restricted by the intervening boundary hedge, so the impact on the appearance of the area would be limited. The creation of a residential curtilage would have an effect, but I concur with my colleague's view that this would not unacceptably alter the character of the area, provided permitted development rights were restricted as you have suggested. However, over the life of the building changes may take place in the surrounding landscape which could render it more visible. I do not find this risk of harm sufficient to justify refusal in itself, but it adds to my concern over the effect of the alterations.

11. Paragraphs D4 and D5 of Annex D to PPG7 express caution about buildings which have become so derelict that they could only be brought into use by complete or substantial reconstruction and where buildings are unsuitable for residential conversion without extensive alteration rebuilding and/or extensions. These circumstances in my view apply to this proposal. You state that it is not economic to implement the 1989 consent for a conversion within the existing building, and point out the advantages of improvement of the existing appearance of the site. I do not consider however that these points outweigh the disadvantages that I have identified, nor do I consider that the retention of the building is so important that it should be only achieved at the cost of the harm that I have identified.

12. I have taken into account all other matters raised in the representations but find nothing to lead me to alter my conclusion.

13. For the reasons stated above and in exercise of the powers transferred to me, I hereby dismiss this appeal.

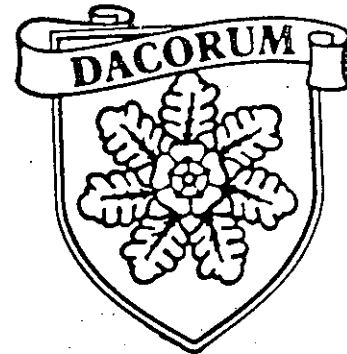
I am Gentlemen
Your obedient Servant

A handwritten signature in cursive script, reading 'C. J. Greenhill'. The signature is written in dark ink and is positioned above the printed name and title.

C J GREENHILL BA(Oxon) MPhil DMS MRTPI
Inspector

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1398/91

Miss G D Van Rossum
Markyate Cell
Cell Park
Markyate
HERTS

Faulkners
49 High Street
Kings Langley
Herts
WD4 9HU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Pump House, Feveralls, Roe End Lane, Markyate,
CONVERSION OF PUMP HOUSE TO RESIDENTIAL DWELLING

Your application for *full planning permission* dated 20.09.1991 and received on 16.10.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

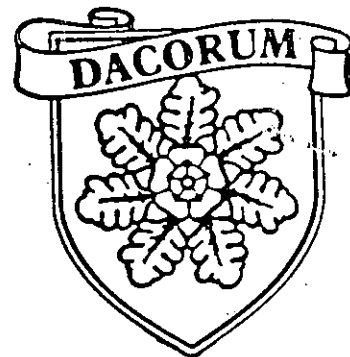
Director of Planning

Date of Decision: 28.11.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1398/91

Date of Decision: 28.11.1991



The scale of the extensions proposed represents an overdevelopment of the site and would change the appearance and character of the existing building to such an extent that it would become an intrusive feature to the detriment of the landscape of this part of the Chilterns Area of Outstanding Natural Beauty.