

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1415/92

Mr D Hall  
Grist House Farm  
Water End  
Hemel Hempstead  
Herts

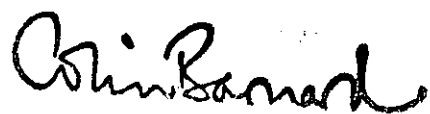
Cannon Morgan Rheinberg Partners  
Copsham House  
53 Broad Street  
Chesham  
HP5 3DX

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Grist House Farm, Leighton Buzzard Road, Water End

PARTIAL DEMOLITION OF LEAN-TO AND CONSTRUCTION OF CONSERVATORY

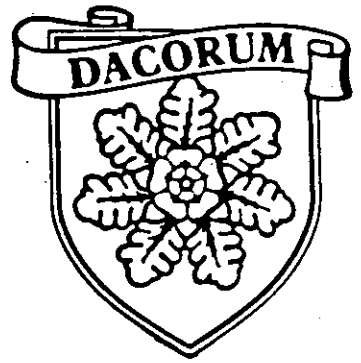
Your application for *listed building consent* dated 05.11.1992 and received on 09.11.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).



Director of Planning

Date of Decision: 28.01.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/1415/92

Date of Decision: 28.01.1993

The existing lean-to contributes to the special architectural and historic interest of the Listed Building. The proposed conservatory by reason of its design and siting would be harmful to the setting of the lean-to and seriously detrimental to the character of the Listed Building, as would the removal of part of the lean-to.



# The Planning Inspectorate

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

C/454/WP/P

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Comments

Cannon, Morgan & Rheinberg  
Partnership  
53 Broad Street  
CHESHAM  
Bucks  
HP5 3DX

Your Ref:

SJB 1356:2

Our Ref:

a. T/APP/A1910/A/93/225271/P8

b. E/93/810024/P8

Date:

1 SEP 1993

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,  
SECTION 200 AND SCHEDULE 3  
APPEALS BY MR DONALD HALL  
APPLICATION NOS: A. 4/1414/92 B. 4/1415/92

1. I have been appointed by the Secretary of State for the Environment to determine your client's appeals which are against the decisions of the Dacorum Borough Council to refuse a. full planning permission and b. listed building consent for the partial demolition of existing open sided lean-to and the erection of a new conservatory at Grist House Farm, Water End. I have considered the written representations made by you, the Council and by the Great Gaddesden Parish Council made at the time the application was being considered.

2. From my inspection of the site and surroundings made on 18 August 1993, and from what I have read, it seems to me the main issue to be determined in both appeals is the effect of the project on the listed building and the character of the surrounding area.

3. Grist House Farm is on the south-west side of Leighton Buzzard Road (A4146) a little to the north of the entrance to Gaddesden Hall and Farm, Noakes Lane. A listed barn and other former farm buildings at the junction combine with Grist House Farm, the former farmhouse, to make an attractive group in a rural setting to the south of the scattering of development forming Water End.

4. The appeal site is within the Metropolitan Green Belt in an area which is also designated as a Landscape Conservation Area in the 1990 Alteration to the Structure Plan. The Local Plan is under review but the emerging Local Plan is at an advanced stage of preparation having been examined in public. The restrictive policies of the Green Belt are restated in the Review with emphasis given, in Policy 90, to

the prevention of development insensitive to the character and attractive appearance of the landscape. Policy 8 of the Review requires development to be of a high standard, in sympathy with its surroundings, and to make a positive contribution to enhance the environment. Policy 108 requires any alteration or extension to a listed building to be appropriate to the scale, proportions and appearance of the building.

5. The restrictive control policies applicable in the Metropolitan Green Belt would not rule out the principle of a modest extension to Grist House Farm. Again, the Council is not opposed to the principle of an extension and have suggested that a conservatory could be sited on the rear elevation where there is a bay window. However, for various reasons this was not acceptable to your client but this is not a matter on which I can comment as I must confine my considerations to the submitted scheme.

6. The proposed conservatory is similar to that considered on a previous occasion by my colleague, but is of a somewhat simpler design. It would entail the removal of one bay of the open sided, slate covered lean-to on the flank wall of Grist House Farm. The lean-to, described as a loggia, is stated to be a later addition to the original late C18 or early C19 former farmhouse and balances an outbuilding with a similar outline on the opposite side of the house. The project would also provide a replacement window in the first-floor immediately above the proposed conservatory, with the replacement in character with the listed building.

7. Whilst the design of the proposed conservatory has been simplified its size remains unchanged. Although 2 of the 3 bays of the loggia would be retained, its proportions, and thus its appearance, would be changed markedly. In my view, the proposed conservatory, by its size, would dominate the side elevation of the listed building. There is a continuous curve in the A4146 in front of Grist House Farm so that its side elevation is clearly seen from Leighton Buzzard Road. In the landscape, the former farmhouse and its loggia exhibit a simple, but attractive, rural character. It is my opinion that the proposed conservatory would form an alien feature, conflicting visually with the loggia, to cause positive harm to the character and appearance of the listed building and be intrusive in the rural scene.

8. There is a national commitment to the protection of the country's architectural heritage and I have come to the conclusion that the proposed conservatory would conflict with the policies at both local and national level seeking to protect listed buildings and their settings. Furthermore, the project would be contrary to the objectives of the policies seeking to protect the landscape. Therefore, your client's appeals should not succeed.

9. I have taken into account all the matters raised in the representations, including the restrictions and, perhaps, extra expenditure involved in the ownership of a listed

building, but do not find them of such strength as to affect my decision.

10. For the above reasons, and in exercise of the powers transferred to me I hereby dismiss both appeals.

Yours faithfully

*T R W Roberts*

T R W ROBERTS RIBA DipTP MRTPI.  
Inspector