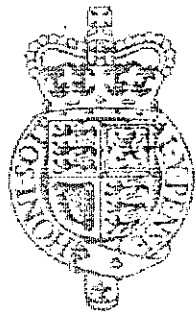


DA
T3



Appeal Decision

Site visit made on 31 July 2000

by **W G Pryce** MSc DipArch

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

D&P	ED	DP	DC	BC	SS
Rec'd. 31 AUG 2000					File
Comments :					The Planning Inspectorate Room 1404 Tollgate House Holliton Street Bristol BS2 9DJ ☎ 0117 987 8927
PLANNING DEPARTMENT DEC					

Date **29 AUG 2000**

Appeal Ref: APP/A1910/E/00/1043871
Piccotts End Farm, Piccotts End, Hemel Hempstead

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mrs G Wiedman against the decision of Dacorum Borough Council.
- The application ref: 4/02059/99/ROC, dated 30 November 1999, was refused by notice dated 14 January 2000.
- The works proposed is for the retention of an existing brick chimney stack.

Summary of Decision: The appeal is allowed.

Procedural Matters

1. The alterations to the barn and a store room conversion that is the subject of this appeal were granted listed building consent, subject to conditions, on 18 August 1999 (Ref. 4/01133/99/LBC). Those works have now been completed with the exception of the removal of the existing brick chimney stack. This appeal concerns the retention of the brick chimney and the removal of condition Nos. 2 and 3 of the previous listed building consent. I shall therefore deal with the appeal as being for the retention of the works without complying with condition Nos. 2 and 3 of the listed building consent.

2. Condition No.2 requires that :

“The existing chimney shall be removed and the roof made good within 3 months of the date of this permission”

Condition No. 3 requires that:

“The metal flue shall be permanently painted black”

The reason for both of these conditions was stated as being “in the interests of the character and appearance of the listed building”.

Main Issue

3. The barn to which the appeal refers lies within the curtilage of Piccotts End Farmhouse, which is a Grade II listed building situated in the Piccotts End Conservation Area. Having regard to this, from my reading of the written representations and my inspection of the site and the surrounding area, I consider the main issue in this case is whether the retention of the brick chimney would be harmful to the character or appearance of the building or its setting within the conservation area.

Development Plan and other Planning Policies

4. The development plan for the locality includes the Hertfordshire Structure Plan Review 1991-2011 and the Dacorum Borough Local Plan (DBLP) adopted by the Council in 1995. The Council has also drawn my attention to the Dacorum Borough Local Plan 1991-2011 Deposit Draft 1998. However, as the public inquiry into this emerging local plan has not yet been completed, it is still at a relatively early stage in the process leading to its final adoption. Therefore, in accordance with the advice contained in paragraph 48 of Planning Policy Guidance Note 1 – General Policy and Principles, I shall afford this emerging plan limited weight in my consideration of this appeal.
5. Policy 38 of the structure plan highlights conservation areas, listed buildings, the settings of listed buildings and other buildings of architectural or historic interest as being important environmental assets worthy of protection. At the local level, the DBLP policy 109 states that alterations will only be permitted if they are appropriate to the scale, proportion and external and internal appearance of the building and that they retain the character and setting of the listed building. This policy is broadly reiterated in policy 115 of the emerging local plan.
6. These policies generally accord with the national policy advice contained in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15) and reflect the duties that are imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Under section 16 (2) of this Act the decision maker, when considering whether to grant listed building consent is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Under section 72 (1) of the Act, special attention is required to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Reasons

7. Piccotts End comprises a small linear village situated in the River Gade valley to the north of Hemel Hempstead. Piccotts End Farm is situated on a narrow strip of land between the river and the main road running through the village. The farm is set around two historic “farmyards” which are enclosed by a range of stables and former agricultural barns. The barn that is the subject of this appeal is at the southern most part of the site and forms the separation of the complex of buildings with the open fields to the south. It is a timber framed structure with a clap-boarded exterior and a tiled roof. Whilst the north elevation overlooking the enclosed “farmyard” has a plain simple pitched roof similar to the other surrounding buildings, the south elevation, in which the chimney is located, is interrupted by a projecting wing, a gable and a glazed conservatory.
8. Whilst the conversion of the building to residential use has enabled the northern elevation of the barn to retain much of its original agricultural character and appearance, the amount and size of new windows in the south elevation, combined with the conservatory and the enclosed garden space has already imposed a very domesticated appearance on that part of the former barn. In this context I do not consider the brick chimney appears out of place. Whilst I accept that it is not a contemporary feature of the original building, Annex C of PPG15 advises against the removal of minor accretions such as chimneys merely to restore the building to an earlier form

particularly where they do not detract from the quality of the historic building. In this case, the barn is used for residential purposes and the open brick fireplace with its high chimney is a major feature of the interior. The fireplace is situated in the centre of the open plan living area with the chimney breast being clearly visible the full height of the space up to the exposed roof timbers. In my opinion, such an important feature should be considered in holistic terms and I am concerned that if it were seen terminating on the inside of the building, an external metal flue projecting through the roof would appear out of character and incongruous.

9. I recognise that the chimney projects above the ridge of the roof and that the barn is one of the larger buildings within the complex, however, it does not break into the simple uninterrupted pitch of the existing roof. In addition, there are many mature trees surrounding the farm complex with the result that open views of the chimney in the context of the other surrounding buildings are very limited. When entering the farm from the north the chimney can be seen in the distance, however, the roof of the garages adjacent to the main house dominate that view. From within the south "farmyard", the chimney is visible and whilst it does not enhance the scene, the brickwork matches that used on the plinth and it has been designed in a manner that reflects the detailing of the chimneys on the main house. In my opinion, in such a position the chimney does not detract from, or cause harm to the overall character or appearance of the listed building or the farm complex.
10. With regard to the impact on the wider conservation area, apart from the attractive half-timbered side wall of the main house, the complex is screened from the road by the high plain brick walls of the outbuildings enclosing the eastern side of the farmyards. During my site inspection, I examined carefully the views from the footpath on the east side of the road. From directly opposite the site, the gable end and the roof of the barn are clearly visible, however, there are other chimneys nearby, some of which are more prominent and from that position it is not possible to appreciate the context and the setting provided by the other buildings in the group. Approaching from both north and south, oblique views into the appeal site are extremely restricted by the existing buildings and nearby trees. In my opinion, the chimney does not appear intrusive or harmful to the character or appearance of the conservation area.
11. I consider that, on balance, the retention of the existing chimney has a neutral effect on the character and appearance of the listed building and its setting within the conservation area. I have therefore concluded that the proposal would not harm and as a result would preserve the listed building as well as the character and appearance of the conservation area.

Conclusion

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should succeed and I shall exercise the powers transferred to me accordingly.

Formal Decision

13. The appeal is allowed and listed building consent granted for the retention of the alterations to barn and store room conversion at Piccotts End Farmhouse, Piccotts End, Hemel Hempstead without compliance with condition Nos. 2 and 3 of listed building

consent No. 4/01133/99/LBC, dated 18 August 1999, but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect.

Information

14. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.
15. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 74 of the Planning (Listed Buildings and Conservation areas) Act 1990.



INSPECTOR

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



JOHNSON & PARTNERS
39A HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

G WIEDMAN
PICCOTTS END FARM
PICCOTTS END
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02059/99/ROC

**PICCOTTS END FARM, PICCOTTS END, HEMEL HEMPSTEAD, HERTS, HP1
RELAXATION OF CONDITIONS 2 AND 3 ATTACHED TO LISTED BUILDING
CONSENT 4/01133/99 LBC AND RETENTION OF CHIMNEY**

Your application for removal of a condition on a previous permission dated 30 November 1999 and received on 01 December 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Bamford'. The signature is written in a cursive, flowing style.

Director of Planning

Date of Decision: 14 January 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02059/99/ROC

Date of Decision: 14 January 2000

- 1. The introduction of a chimney in this uninterrupted roof detracts from the appearance and special character of this important building situated in the Piccotts End conservation area.**