North Hertfordshire District Council
Building Conservation comments

File Ref: 18/00331/FPH
Date: 06/03/2018
Planning Officer:
Address: Dibble Cottage, School Lane, Barley
Subject: Single storey side extension following demolition of existing conservatory. Single storey first floor rear extension and porch following demolition of existing rear porch. Single storey front porch extension following demolition of existing porch.

Firstly, I advise that the description of development should be amended and I suggest the following on the premise that the front and rear porches are to be demolished rather than built upon:

Two storey front and rear extensions following demolition of front and rear single-storey porches. Single-storey side extension following demolition of existing conservatory.

I note the justification provided for placing a tiled roof over the front extension.

On 12/07/2017, I commented on a previous scheme stating the following:

Front extension
"…. there may be scope to remodel the front elevation by replacing the weatherboarded through-eaves dormer and the ground floor porch with a rendered one-and-a-half storey, thatched, hipped or possibly half-hipped addition with the eaves no higher than the higher eaves to the left hand side of the extension. This would clearly require the eaves to be lowered from its currently shown height which may, in turn, require the window sill height to be dropped….."

Rear extension
"…. I would seek to encourage an extension that is no deeper on the rear elevation than that proposed on the front. I would wish to explore whether or not a similar hipped or maybe half-hipped addition could be positioned slightly to the right on the rear elevation, thus, moving it away form the retained dormer. I realise that this may interfere with the ground floor window to the far right of the rear elevation but maybe this could be modified. I am not prepared to support a tiled, cantilevered exposed frame addition to the rear elevation as currently shown."

I summarised my views as follows:

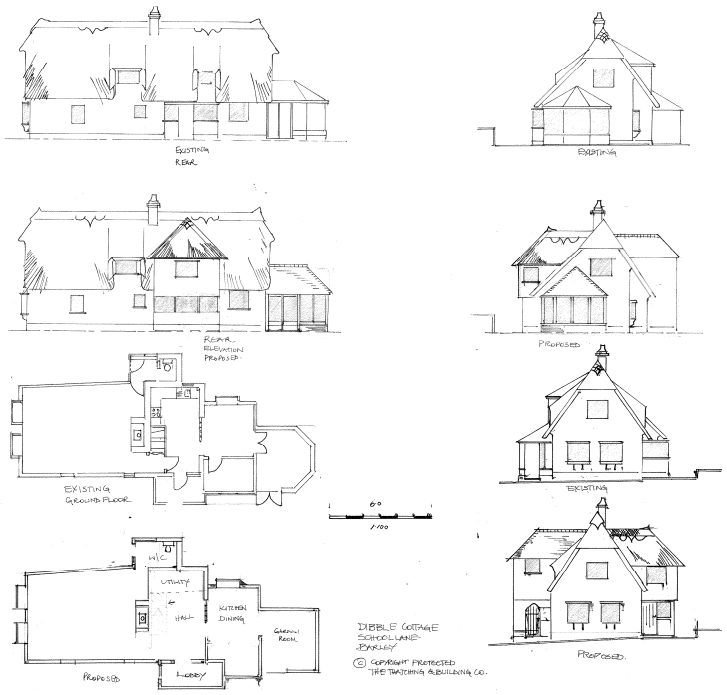
"It is considered that the depth and cantilevered form of the rear extension, the eaves height of the front elevation, the appearance of both extensions (exposed framing and tiled roofs), will significantly impact upon and harm the rendered and thatch vernacular appearance of the host building and that, irrespective of poorly detailed later additions, still makes a positive contribution to the character and appearance of the Barley Conservation Area. For these reasons, I would be minded to raise an objection should a formal application be submitted…"

The following comments relate to the alternative iteration submitted on 3 January 2018.

The front extension remains the same height as that in the scheme considered last year and the tiled roof remains The exposed framing has, however, been replaced by render. Had the front projection been single storey only I may have been more supportive of a tiled roof as the thatched roof above this would remain a dominant characteristic to this side of the building. Consequently, I still encourage both the front and rear projections to be thatched and a further justification would be welcome as to why the front projection cannot match the rear projection in terms of eaves height and roof material.

The rear projection is much better when compared with that of the earlier scheme (less deep, render finish and more subtle jetty overhang). The glazing at ground floor needs working-up in more detail before I can give a formal comment on this, but in broad principle, I am willing to support this approach. I suggest that the corner posts could, perhaps, be a little more robust (this comment would also apply to the garden room) and maybe the glazing could be subdivided into at least 4 sections rather than the 3 currently shown. Presumably the window above will also be subdivided? In fact, more detail is required for all new windows. On one further matter, I have a slight concern (possibly a technical thatching matter) regarding the weathering properties of the narrow gully that would be created between the dormer window and the two-storey extension on the rear elevation.

Finally, I am willing to support a tiled replacement garden room along the lines suggested below:



Summary
Await feedback regarding the comments on the front extension but otherwise it is considered that the proposal will not harm the character or appearance of the Barley Conservation Area. I, therefore, would be inclined to raise **NO OBJECTION** on the basis that the proposal will satisfy Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of

the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

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