

Project Address: **56 Chilvers Bank, Baldock, Hertfordshire, SG7 6HT**
Date: **August 2025**

Appeal Statement.

1.0 **Background Information:**

- 1.1 Application Reference Number: 25/00846/FPH
- 1.2 Address: 56 Chilvers Bank, Baldock, Hertfordshire, SG7 6HT
- 1.3 Proposed Development: Insertion of dormer to existing front roofslope to facilitate conversion of loftspace into habitable accommodation.
- 1.4 Decision: Refused
- 1.5 Decision Issued Date: 13 May 2025
- 1.6 Reason for refusal:
"The proposed dormer window, by virtue of its scale, design and location on the front roof slope, would not be sympathetic to the form of the host dwelling and would be harmful to the prevailing character and appearance of the area. The development would not respond positively to the sites local context or be sympathetic to the existing house, contrary to Policy D1 and D2 of the North Herts Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework."

2.0 **Introduction:**

- 2.1 This Appeal Statement is submitted in support of a householder appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990, following the refusal of planning application '25/00846/FPH' by North Hertfordshire District Council on Tuesday 13th May 2025.
- 2.2 The application sought planning permission for a dormer in the front roofslope to facilitate the conversion of the loftspace at 56 Chilvers Bank, Baldock, Hertfordshire, SG7 6HT.
- 2.3 The proposal was refused and the reason for refusal was set out in paragraph 1.6 above. This statement responds to that reason and set out the appellant's case that the development represent a modest and appropriate form of residential alteration.

- 2.4 The appeal is accompanied by the original application form and decision notice. Policy extracts and plans will, it is presumed, be submitted by the Local Planning Authority in due course as part of the standard appeal documentation.
- 2.5 But for the avoidance of doubt, the application drawings relevant to this appeal are as follows:
- 003-100A Site Location and Block Plan (1:500/1:1250)
 - 003-101A Existing Plans (1:100)
 - 003-102A Existing Roof Plan (1:100)
 - 003-103A Existing Elevations and Sections (1:100)
 - 003-201A Proposed Plans (1:100)
 - 003-202A Proposed Roof Plan (1:100)
 - 003-203A Proposed Elevations (1:100)
 - 003-204A Proposed Sections (1:100)
 - 003-205A Existing and Proposed Street Scenes (1:100)
- 2.6 The appellant respectfully invites the Inspector to allow the appeal and grant planning permission for the proposed development.
- 3.0 **Site Description:**
- 3.1 The appeal site is located on the north-west side of Chilvers Bank, Baldock, backing onto the A1 (M), within a established residential area. The property was constructed circa 1960s, and the wider street scene reflects house typical of this period.
- 3.2 The surrounding development is predominately made up of two-storey semi-detached and terraced dwellings, many of which share similar materials and roof forms. The overall setting presents a degree of uniformity, most dwellings are set back from the road in a consistent building line, with No. 56 being set back more so than most.
- 3.3 The appeal property, No. 56 Chilvers Bank, is a two-storey terraced dwelling constructed in red brick with a plain tiled, front-to-back pitched roof. It occupies a modest plot with a rear garden of standard proportions for the area and follows the general layout pattern of the street.
- 3.4 However, despite the broadly consistent character of Chilvers Bank, the specific terrace row in which No. 56 is located exhibits notable variation, in the form of No. 58. No. 58, adjacent to the appeal property, features a double storey front extension with a hipped roof. An addition that is uncharacteristic of the street.
- 3.5 Moreover, No. 56 is offset back from No. 54 by approximately 600mm, creating a subtle but distinct step in the building line. This results in a localised break in uniformity and positions No. 56 within a terrace that is visually and spatially distinct from others within the wider street scene context.
- 3.6 This contextual variation provides a degree of flexibility in the way change and development may be accommodated at the appeal site.
- 3.7 The wider area is entirely residential in character, and examples of rear and side extensions, as well as roof alterations including loft conversions, are evident within the immediate street scene.
- 3.8 The site is not located within a conservation area, nor is it within the Green Belt. It is also not subject to any site-specific planning constraints such as listed building status, Article 4 Directions, or ecological designations.

4.0 **Planning History:**

4.1 Application Reference Number: 25/00846/FPH – [This is the subject of the Appeal]

4.2 Proposal: Insertion of dormer to existing front roofslope to facilitate conversion of loftspace into habitable accommodation.

4.3 Decision: Refused

4.4 Decision Issued Date: 13 May 2025

4.5 Reason for refusal:

"The proposed dormer window, by virtue of its scale, design and location on the front roof slope, would not be sympathetic to the form of the host dwelling and would be harmful to the prevailing character and appearance of the area. The development would not respond positively to the sites local context or be sympathetic to the existing house, contrary to Policy D1 and D2 of the North Herts Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework."

4.6 There is no other planning application of note other than the application that this Appeal Statement refers to.

5.0 **Proposed Development:**

5.1 The appeal proposal seeks planning permission for the construction of a dormer within the principle front roofslope of No. 56 Chilvers Bank. The proposed dormer is modest in scale and has been designed to sit comfortably within the existing roof form.

5.2 The dormer has been designed set back from the eaves and set down from the ridge line to ensure subservience to the host dwelling. In terms of width, the dormer occupies approximately two-fifths of the total width, remaining well below half and allowing generous margins either side. This proportionality ensures that the dormer appears visually balanced and appropriately scaled within the roofslope, as illustrated in Appendix A.

5.3 The dormer is required to provide the necessary headroom for a new staircase serving a converted loft space. The existing staircase is located at the front of the property, and to ensure practical and safe vertical circulation, the new staircase is directly above it. This arrangement was made to support logical internal layout but also enable compliance with Building Regulations in terms of fire safety, by providing a suitable protected escape from the loft level to the main entrance at ground level.

5.4 The design incorporates high-quality, sustainable materials, with the dormer to be clad in zinc. This material choice was made to offer longevity and minimal maintenance but also complements the overall form of the dormer. It was designed with a compact and low-profile form to sit comfortably within the roofslope.

5.5 The proposed development responds to the needs of the appellant's growing young family, who are deeply invested and committed to remaining in their home and within the local community. Rather than relocating, the appellant seeks to make modest, well-considered improvements that enhance the functionality of the property in order to accommodate family life within an established residential area.

6.0 **Relevant Planning Policies:**

6.1 Key planning policy documents and relevant policies are as follows:

- 6.2 North Hertfordshire Local Plan 2011-2031
- Policy D1: Sustainable design
 - Policy D2: House extensions, replacement dwellings and outbuildings
 - Policy D3: Protecting living conditions

- 6.3 National Planning Policy Framework
- Section 12: Achieving well-designed places

7.0 **Case Against Reason for Refusal:**

- 7.1 North Hertfordshire Local Planning Authority refused the application on the grounds that the proposed front dormer, by reason of its scale, design, and location, would fail to be sympathetic to the host dwelling and would cause harm to the prevailing character and appearance of the area. It was considered contrary to Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework (NPPF).
- 7.2 However, it is the appellant's position that the proposal has been carefully designed in direct response to both the property's individual context and the principles set out in the relevant policies, and that the refusal fails to take account of the site-specific circumstances.
- 7.3 Policy D1 requires development to respond positively to the site and its local context, taking into account matters such as scale, layout, massing, detailing, and materials.
- 7.4 In this case, the proposed dormer has been proportioned deliberately to remain subservient to the main roof form. The proposed dormer occupies just two-fifths of the total roof width, set below the ridge line, and stepped back from the eaves. These design considerations, which are shown in the submitted plans and illustrated in Appendix A, ensure the dormer integrates comfortably within the existing roofslope.
- 7.5 Furthermore, the immediate terrace row displays clear architectural variation, including the double storey front extension at No. 58, which significantly disrupts the uniformity of the terrace and introduces a different street setting to this part of Chilvers Bank. Within this context only, the proposal does not appear out of place or visually intrusive.
- 7.6 Policy D2 seeks extensions that are sympathetic in height, form, proportions, and materials. The dormer is designed to respect the form and proportions of the dwelling, avoiding dominance or visual imbalance, as set out above in paragraph 7.4. The width proportions and separation between dwellings means that the spacing and rhythm are retained, and the character of the terrace is not harmed. It therefore, does not overwhelm the principle elevation, nor does it affect the relationship with the adjoining properties.
- 7.7 Policy D2 also acknowledges the need for flexibility in residential extensions, providing a high-quality environment is maintained. The proposal reflects that balance, combining modest scale with high-quality, sustainable materials. The use of zinc cladding provides a durable finish that is well suited for the dormer form, reinforcing a sensitive and well-executed design.
- 7.8 The National Planning Policy Framework also supports high-quality, context-responsive design. Section 12 paragraph 135 of the NPPF states that planning decisions should ensure developments are "visually attractive as a result of good architecture." The proposed dormer meets this aim through its coherent alignment with the building's proportions, and the use of effective materials.
- 7.9 The physical relationship between No. 56 and the street further reduces any perceived impact. The terrace row

is set significantly further back from the highway and pedestrian footpath than other properties along Chilvers Bank. Complementing this, the presence of established trees along the highway further screens views toward the property, softening its visual prominence and reducing the overall perceived impact. This degree of separation is unique to this part of the street and provides additional mitigation against any visual impact from the dormer.

- 7.10 It should be noted that dormers are not unfamiliar within the wider street scene. Due to the varying orientations of dwellings along Chilvers Bank, particularly around bends in the road, dormers are visible from the public viewpoints in several locations. The precedent of such features within the street context establishes a precedent. See Appendix B for these such precedents.
- 7.11 The proposed dormer therefore is not considered to conflict with Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF. The appellant respectfully submits that the refusal fails to give appropriate weight to the nuanced design, contextual justification, and visual conditions specific to the appeal site.
- 8.0 **Conclusion:**
- 8.1 In summary, the proposed dormer at No. 56 Chilvers Bank has been carefully and consciously designed to respond sensitively to the specific context of the site and the surrounding built environment. It has been proportioned to remain subservient to the host dwelling, being set down from the ridge, stepped up from the eaves, and limited to well under half the total roof width. This ensures that it sits comfortably within the front roofslope and does not dominate the principle elevation.
- 8.2 The use of high-quality zinc cladding enhances the visual integration of the dormer, offering a sustainable and attractive material that complements the dormer form.
- 8.3 The positioning of the dwelling, significantly set back from the public highway, provides additional visual separation and mitigates the impact of the dormer on the wider street scene.
- 8.4 Importantly, the site-specific circumstances, including the double storey front extension at No. 58, demonstrate that the terrace in question is not uniform within Chilvers Bank and can appropriately accommodate change.
- 8.5 Additionally, dormer structures are visible elsewhere throughout Chilvers Bank due to the varied building positions, reinforcing that such features are not unfamiliar within the local context. Appendix B evidences this with examples.
- 8.6 Taken as a whole, the proposal represents a modest and well-considered residential alteration that aligns with the aims of Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.
- 8.7 The appellant respectfully requests that the Inspector allows this appeal and grants planning permission for the proposed development.

[Appendices below]

Appendix A: Street Scene Elevation and Dormer Proportions



Proposed front street scene elevation showing dormer proportions and positioning - [Not to scale]

Appendix B: Dormer Precedents



Dormer visible from street scene - No. 35 Chilvers Bank



Dormer visible from street scene - No. 40 Chilvers Bank

Appendix B: Dormer Precedents



Dormer visible from street scene - No. 10A Weston Way