

## CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

|                              |                                                                                                                                          |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REF:</b>      | 24/02230/FPH                                                                                                                             |
| <b>CASE OFFICER:</b>         | TH                                                                                                                                       |
| <b>APPLICATION SITE:</b>     | 2 Lodge Temple Dinsley, St Albans Highway, Preston, Hitchin, Hertfordshire, SG4 7RU                                                      |
| <b>DESCRIPTION OF WORKS:</b> | Single storey rear and side extensions and insertion of front dormer window following demolition of existing outbuilding and greenhouse. |

### RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

### SHORT SUMMARY:

#### Impact on building's character and the setting to Temple Dinsley

The proposal will have a small but noticeable impact upon the building's form and appearance and a small impact upon the wider setting to Temple Dinsley.

#### Harm, preserve or enhance.

The proposal would not harm the host building's character as a Lodge House.

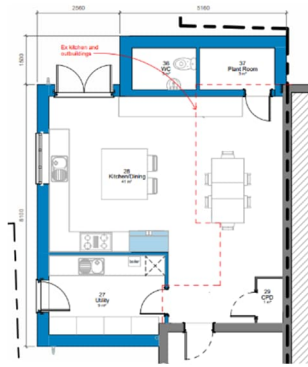
### DETAILED ANALYSIS AND CONSIDERATIONS:

On 16 April, I raise an objection on the basis that the quantum of ground floor addition resulting in a 235% increase in single-storey floor area, the rear/side addition would in my opinion, be disproportionately large compared with the host building harming the character and appearance of this non-designated heritage asset and in doing so not only harming the character of this high value registered park and garden setting but also the wider setting and significance of Temple Dinsley which itself is also grade II\*.

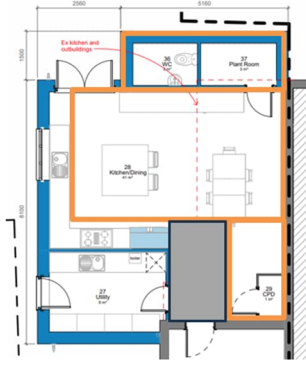
As part of my feedback, I encouraged consideration of a reduce footprint outlined in orange in the middle image below. On 14 August, drawing no. 24026-010 Rev A was received showing a reduction in footprint and with my suggested alternative footprint superimposed but not completely reflecting my suggestion.

Having said that, the following is noted:

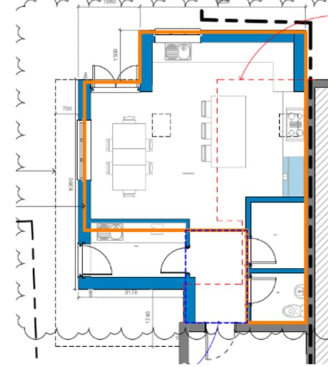
- The width of the addition is reduced from 7720mm (2560mm + 5160mm) to 6895mm (1860mm + 5035mm).
- The hipped, flat-roof, rear section is replaced with a singular hipped roof.
- The addition no longer wraps around the front corner of the two-storey second phase on the North-West Elevation, thus, maintaining more clearly the existing pronounced stepped hierarchy of built form.



**Original scheme**



**Suggested alternative (orange)**



**Amended version**



**7 Side Elevation NW - As Proposed**  
1 : 100



**6 Rear Elevation NE - As Proposed**  
1 : 100



**7 Side Elevation NW - As Proposed**  
1 : 100



**6 Rear Elevation NE - As Proposed**  
1 : 100

## Materials

The material schedule is noted on drawing no. 24026-010 Rev A. My only other comment is to say that it is disappointing that Upvc windows and doors are proposed (I assume this means that the former will be stormproof types?). Ideally, I would like to have seen timber windows and doors with the former being flush casements, but this will require a collaborative approach rather than the LPA being able to insist upon this change.

### MATERIALS

**Roof**  
Slate tiles - to match existing.  
Flat roof.

**Walls**  
Red brick - to match existing.  
Dormer cheeks - clay wall tiles red

**Doors**  
White UPVC flush casement patio doors.  
White UPVC flush casement door with glazing.

**Windows**  
White UPVC flush casement double glazed windows.

**HERITAGE POLICY ASSESSMENT:**

**Planning (Listed Building and Conservation Areas) Act 1990:**  
Section 66(1)

**North Hertfordshire Local Plan 2011-2031:**  
Policy HE1

**NPPF (December 2024):**

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

**CONCLUSION:**

Although the reduction is not as significant as I would have hoped to see, the proposal is on balance considered acceptable in heritage terms.

**OFFICER:** Mark Simmons

**DATE:** 20/08/2025