

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02355/FP

Date: 09/06/2025

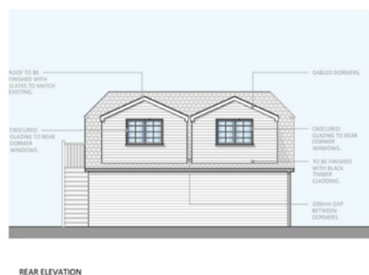
Planning Officer: HT

Address: The Studio, Manor Farm, Church Lane, Graveley, Herts SG4 7BN

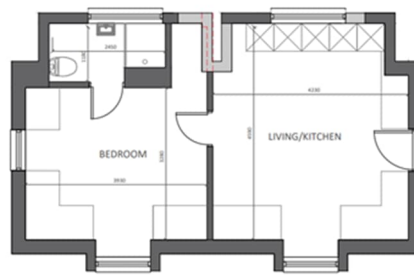
Subject: Replacement of box dormer with two dormer windows on north roofslope and continued use of first floor as one 1-bed studio accommodation.

1.0 Recommendation

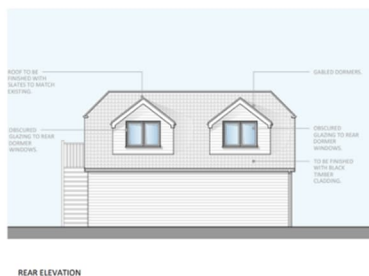
- 1.1 These comments follow on from my comments on 24 January 2025.
- 1.2 The two rear dormers as amended by drawing no.1397_YPUK_P006 P5 - Proposed Elevations received on 3 April 2025 (bottom image below) is, on balance, considered acceptable.



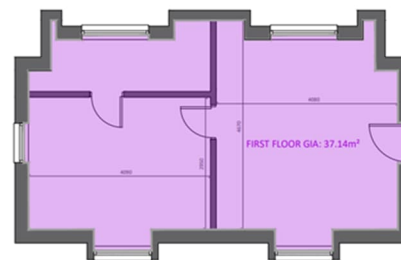
REAR ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



FIRST FLOOR PLAN (AREA)

- 1.3 However, I still question the detail of drawing no. 1397_YPUK_P005 P5 - Proposed Plans. The front dormers are shown as projecting from the roof slope with available floor space set back either side of these dormers as I would expect to be the case. One would expect a similar approach to the rear with slightly wider dormers projecting from the roof slope. What is shown is a confusing arrangement which seems to imply that the rear dormers are 'recessed'. With useable floorspace either side of the dormers. The area tinted pink is key here as only **37.14m²** of floorspace is shown which includes these areas either side of the rear dormers.
- 1.4 Under ref: 23/01101/FP, the case officer wrote the following at paragraph 4.3.11 of his delegated note:

It is acknowledged that the front and rear dormer windows are required to meet the Nationally Described Space Standard required to facilitate the conversion of the unit

into separate residential accommodation. In my view, I agree with the CO comments and the cessation of use of the first floor as one 1-bed studio accommodation is necessary once the dormers are removed, however, this is a matter for planning enforcement.

- 1.5 These standards state at page 5 that where a 1b1p has a shower room instead of a bathroom (which applies to this proposal), the floor area may be reduced from 39m² to **37m²**. Currently the proposal indicates a gross internal floor area that is only 0.14m² above the minimum standard. If, however, some of the tinted pink area is not considered to be useable floorspace then the unit is likely to fall short of the 'Technical housing standards – nationally described space standard'.
- 1.6 You may consider that I am labouring the point here, but this is not just about design, it is about ensuring the wellbeing of the occupant in what is a tight configuration. Once this is resolved I will advise on conditions.
- 1.7 My understanding is that the decision on the appeal against the refusal of appn ref: 23/01101/FP remains pending for the box dormer in the image below.



Mark Simmons
Senior Conservation Officer