

**Addendum
Berkhamsted Town Council
Town Planning Committee
12 July 2021
Agenda**

TP 102/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/02002/FHA	AMENDED/ADDITIONAL INFORMATION Refurbishment, loft conversion and single storey rear extension to dwelling. Refurbishment and extension to existing Garden Studio 7 Chapel Street (NV) <i>The Planning Officer has advised that this application should no longer be consulted on. See Information within addendum</i>
21/02386/FHA	Demolition of existing single storey rear kitchen extension, and replacement with larger single storey rear extension, also incorporating reduction of first floor bedroom window height at rear elevation of house to suit new roof pitch 7 Cross Oak Road (JM) This item has been added to the agenda.

Re. Application 21/02002/FHA

After several discussions with management, a decision notice will be issued out within the determination time frame (Friday 9th July 2021). From my site visit, it is concluded that the amendments are considered acceptable and therefore, it is not required to re-consider this application at Berkhamsted Town Council meeting on Monday 12th July 2021. Given that the amended scheme complies with national and local planning policy, and that Berkhamsted Town Council raised no objections to the original scheme, a refusal could not be sustained. I therefore recommend approval for the works.

Please see description of the amendments set out below:

903_A3_305_Site Plan_Proposed_RevD:
Updated to suit the amendments.

903_A3_311_First Floor Plan_Proposed_RevC
Minor amendment to the new staircase leading to the loft room, setting in rear dormer on the right hand side from flank walls.

903_A3_312_Loft Plan_Proposed_RevB

The dormer window serving the staircase has relocated 500mm out from the party-wall. The staircase design has been amended accordingly to achieve adequate head-space.

903_A3_313_Roof Plan_Proposed_RevB

Dormer window relocation providing a traditional lead dormer canopy (instead of zinc).

903_A3_320_North & South Elevations_Proposed_RevB

Dormer windows amended on the rear elevation to show traditional lead design with timber casement windows. The staircase dormer has been moved along 500mm and the cill height adjusted to match the main dormer serving the bedroom.

903_A3_321_East Elevation_Proposed_RevB

Side elevation - Dormer windows amended as above.

903_A3_314_Studio Floor & Roof Plans_Proposed_RevD

The extension width has been reduced so that there is a step in the outside wall, making the extension appear more subservient to the existing Garden Room.

903_A3_322_Studio Elevations_Proposed_RevD

- The studio extension ridge and eaves levels have been reduced (by 730mm), forming a smaller structure in front of the existing Garden Room.
- Removal of the Pergola structure entirely from the front elevation, which reduces the scale of the proposed extension.
- The previously proposed flat-roof side extension has been amended to show a pitched roof, running off from the proposed lower main extension roof. This reduces the eaves level along the side elevation and creates a more compact structure altogether.

The agent has given the following representation:

“Existing Sash Window Works:

All window will be sensitively refurbished, with replacement Conservation Style double glazing (14mm thick) with timber through-glass glazing bars with the glass panes fixed in place with traditional glazing putty. The weighted sash window mechanisms will be fully refurbished to ensure a well-functioning, long-lasting original feature for many more years to come.

The Front Elevation Conservation Rooflight:

The Conservation Officer asks: Can the application provide any public benefit to outweigh the harm identified as per para. 196 of the NPPF?

We paste Para. 196 as follows:

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the

public benefits of the proposal including, where appropriate, securing its optimum viable use.

We hope that it is clear that the combination of proposed works demonstrates a desire to breathe new life into the property, whilst retaining and enhancing its distinct character for future generations. This philosophy will be carried through to every detail of the proposed works, including the sensitive restoration of the existing sash windows, in accordance to the additional information submitted herewith (as above). The Proposed rooflight will serve the proposed second floor bathroom by providing critical natural ventilation and day light. The proposed Conservation Style rooflight will be small, centrally positioned on the roof (aligned with the feature window on the first floor below), and will be carefully detailed so as to sit flush, and discreetly, within the existing roof tiles. Whilst we understand the Article 4 permitted development rights restrictions imposed on this property, we hope that the proposed rooflight can be justified in its functionality and in the context of the other visible benefits such restoring the long-term use of the sash windows, to secure “the optimum viable use” of the property.”