

Little Berkhamsted Parish Council

www.littleberkhamsted.org.uk

Chairman:
Christopher Nunn
Trewinnard House
Little Berkhamsted
Hertford
SG13 8LS
Tel: 01707 874299
Email: cnunn@btopenworld.com

Clerk:
Graham Irwin
26 Fanshaws Lane
Brickendon
Hertford
SG13 8PF
Tel: 01992 511697 Fax: 0870 116 3398
Email: graham@compassion-in-business.co.uk

13 July 2007

Ms Nicola Beyer
East Herts Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Dear Ms Beyer

LPA Ref: 3/07/1307/FP – Front and rear dormer windows; 4 The Boundary, Little Berkhamsted

Thank you for your letter of 5 July 2007 inviting comments on the above application.

The five terraced cottages in The Boundary occupy a prominent position overlooking the Recreation Ground in the centre of the Little Berkhamsted Conservation Area. They were built in 2004/05 (under LPA Ref: 3/04/1173) with the support of the Parish Council after extensive consultation to achieve a design that was sympathetic to their important location and not intrusive to adjacent properties. As part of this process, the Parish Council was consulted by the developers about an amendment to the approved plan whereby Velux conservation roof windows would be installed in the properties to provide natural light to enable the loft spaces to be used. The Council wrote to Andrea Gilmour at your office on 9 December 2004 to advise that it did not object to such an amendment, so long as it was confined to a single window in the north elevation of each property, set as high as possible in the roofs to minimize the risk of intrusive views into other properties along Church Road. So far as the Council is aware, this is what was done, so that the roof void is already accessible to and usable by the occupants of the properties in The Boundary.

The Council strongly opposes the application to install front and rear dormer windows at 4 The Boundary as it considers such windows would have a significantly detrimental effect on the carefully considered present character and appearance of the property and the adjoining four dwellings, contrary to Policy ENV5 of the East Hertfordshire Local Plan Second Review. Specifically, the Council considers that the proposed dormers would be contrary to Policy ENV6(V) which requires them to be 'appropriate to the design and character of the original dwelling and its surroundings' and 'generally of limited extent and modest proportions, so as not to dominate the existing roof form'.

The Council also notes that the section of the East Herts Council's House Extensions Guidance Note dealing with dormer windows states that 'there may be instances where the inclusion of any style of dormer window will be unacceptable, such as where there is a long run of dormerless roofs on terraced properties or properties of a particular character'. In the Council's view, this guidance applies directly to the properties in The Boundary, and that for this and the Local Plan Policy reasons noted above, the application should be refused.

Yours sincerely

Graham Irwin
Clerk to the Parish Council