



## Planning / Heritage Statement

**Caldbec, Troutstream Way, Loudwater, Herts, WD3 4JN**

*Replacement of Dilapidated Windows with uPVC Double Glazed Windows*





Caldbec, Troutstream Way, Loudwater, Herts, WD3 4JN

## **Preamble**

---

This statement has been prepared to accompany a planning application for the replacement of dilapidated metal framed windows currently installed to the property with new uPVC window. It seeks to demonstrate how relevant planning policy, both local and national, and context analysis have informed the proposal. It should be read in conjunction with the other application documents, the drawings in particular.



## 1. Introduction

---

- 1.1 Caldbec itself is not statutorily listed nor is it on a local list held by Three Rivers District Council. It is not therefore itself either a designated or non-designated heritage asset.
- 1.2 The site is located within the Loudwater Conservation Area and does therefore form part of a wider designated heritage asset.
- 1.3 This Statement is to accompany the planning application for the installation of replacement dilapidated metal framed windows currently installed to the property as shown on the application drawing 3402.WIN.2. Photographs of the existing dilapidated windows are provided at Figures 1, 2 and 3 of this statement.
- 1.4 This statement considers the development in relation to the development plan/local development framework and then considers the design, amenity and access implications of the proposal and its impact on the Loudwater Estate Conservation Area.
- 1.5 It is demonstrated within this statement that the proposal accords with the development plan/local development framework, the replacement windows respect the conventions of the site and its surroundings and the proposed works have no adverse implications for the character and appearance of the Conservation Area.
- 1.6 The statement concludes that the proposed development is properly conceived to reflect its planning circumstances and should therefore be approved.





## 2. Assessment

---

- 2.1 Loudwater is a small village at the northern end of Rickmansworth. It comprises mainly the privately managed Loudwater Estate which is located north of the A404 and south of the M25, adjacent to Junction 18. The area is characterised by large residential properties with generous gardens to the front, side and rear with large mature trees and narrow road widths giving the area a pleasingly sylvan character and appearance. The area comprises two Conservation areas: the Loudwater Conservation Area, which was designated in October 1998 and the Outer Loudwater Conservation Area, designated in 2006.
- 2.2 Loudwater lies to the east of the Chilterns Area of outstanding Natural Beauty, part of which is within the Outer Loudwater Conservation Area.
- 2.3 Caldbec is located on Troutstream Way, and is a centrally located detached house with landscaped gardens to the front, side and to the rear. Accommodation at first floor served by dormer windows to the front and rear.
- 2.4 Troutstream Way is characterised by single family dwellings of various sizes set on generous plots with broad frontages to the street. The roads in the wider area are quite broad, often without footways and, although the tree planting is generally within residential curtilages, the area has a mature, well-treed appearance.
- 2.5 The applicants seek planning permission for the replacement of dilapidated metal framed windows, which comprise single glazing are not secure and due to their poor condition are affecting the health of the applicant.
- 2.7 To the front of the dwelling is a driveway which provides off street parking for a number of cars which leads to a covered car port with accommodation above.
- 2.8 The land levels of the site rise up from the front to the rear. The remainder of the site frontage is laid to lawn. The rear and side amenity space is predominantly laid to lawn with a patio area adjacent to the rear elevation of the host dwelling.





### 3. Planning Context

---

3.1 Sections 54A and 70(2) of the Town and Country Planning Act 1990 lay down the basic rules for determining planning applications. Section 54(A) states that:

*Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination should be made in accordance with the plan unless material considerations indicate otherwise.*

3.2 The principle of the plan-led system of development management articulated in section 54(A) of the 1990 Act is carried forward, in slightly modified form, in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

#### **NATIONAL PLANNING CONTEXT**

3.3 In July 2018 the new National Planning Policy Framework was adopted, updated in February 2019, it replaces the 2012 version which itself replaced all previous Planning Policy Statements and Guidance.

3.4 At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. For decision-making, Local Planning Authorities are encouraged to approve without delay development proposals that accord with an up-to-date development plan (paragraph 11). For applications involving the provision of housing, an “up-to-date development plan” includes situations where the local planning authority can demonstrate a five-year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was more than 75% of the housing requirement over the previous three years.

3.5 It is a core principle of the NPPF that planning should proactively drive and support sustainable development to deliver the homes, businesses and workspaces, and thriving places that the country needs.

3.6 Local Planning Authorities are encouraged to make provision within their development plans for enough new housing to be constructed to meet the objectively assessed housing needs in their areas using the standard method in national guidance.

3.7 The NPPF recognises that good design is a key aspect of sustainable development and is a key aspect of good planning. Whilst calling for the use of visual tools such as design guides and codes to support high quality standard of design, Paragraph 126 advises that:

*... their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety...*





### 3. Planning Context *(cont.)*

---

#### **NATIONAL PLANNING CONTEXT**

3.8 Paragraph 127 goes on to advise that planning policies and decisions should ensure that developments:

- *will function well and contribute to the overall quality of the area in a sustainable way*
- *Are visually attractive*
- *Are sympathetic to local character and history*
- *Are responsive to established built forms and street patterns*
- *Optimise site potential*
- *Create safe, accessible, and inclusive places*

3.9 In relation to heritage matters, the NPPF advises that the conservation and enhancement of the historic environment is a key purpose of the planning system. Paragraph 132 advises that:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more significant the asset the greater the weight should be.*

3.10 However, a proportional approach is advised in the consideration of heritage matters and developments that might impact on the significance of heritage assets, in particular. Paragraph 133 advises that where development leads to substantial harm or loss of significance of a heritage asset, planning permission should be refused. Paragraph 134 goes on to advise that where development would lead to less than substantial harm a more balance approach should be taken.

3.11 Specific advice concerning development in Conservation Areas is set out in Paragraph 138 which states:

*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation area or world Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole*





### 3. Planning Context *(cont.)*

---

#### **DEVELOPMENT PLAN**

3.12 This Statement has been prepared having regard to the planning framework against which the application falls to be assessed. The Development Plan for the area comprises:

- The Three Rivers Core Strategy which was adopted on 17 October 2011 having been through a full public participation process and Examination in Public.
- The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public.
- The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013.

3.13 The Core Strategy is the principal document in the Local Planning Framework. It sets the planning framework for the Borough to 2026 and seeks to strike a balance between the district's housing and economic development needs, social welfare and protection of the environment. It also provides a basis for more detailed planning policies and provides the foundation for decisions on planning applications and development proposals.

3.14 The Core Strategy guides how and where land is allocated for development but does not allocate specific sites. The adopted Site Allocations and Development Management Policies Plan allocates sites and contains more detailed policies for use in the determination of planning applications.

3.15 The application site is not specifically identified in the site Allocations DPD or the Proposals Map. However, both the Core Strategy and the Development Management Policies documents contain policies designed to enable the provision of new development generally and in conservation areas in a sustainable manner, having regard to the NPPF.





### 3. Planning Context *(cont.)*

---

#### **DEVELOPMENT PLAN**

3.16 Policies CP1 and CP12 of the Core Strategy are high level policies concerned with sustainable development and Design which are of relevance to this case.

3.17 CP1 of the Core Strategy is a general overarching policy on sustainable development, which consistent with the 3 objectives set out in Paragraph 8 of the NPPF, calls for developments to, inter alia:

*d) Make efficient use of land by guiding development onto previously developed, brownfield land and incorporate mixed-use development wherever possible, recognising that some previously developed land can have significant biodiversity*

*f) Protect and enhance our natural, built and historic environments from inappropriate development....*

3.18 Policy CP12 is concerned to achieve good design in developments and sets out 16 characteristics of the good design that the Local Planning Authority is seeking. These include:

*a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area*

*b) Conserve and enhance natural and heritage assets*

*c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space*

*d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials*

3.19 Policy DM1 and Appendix 2 of the Development Management Policies LDD (DMP LDD) (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area. Extensions should not be excessively prominent and should respect the existing character of the dwelling, particularly with regard to the roof form, positioning of the style of windows and doors, and materials.

3.20 Caldbec is located within the Loudwater Estate Conservation Area. Policy DM3 of the DMP LDD stipulates that development will only be permitted if it preserves or enhances the character or appearance of the area.





### 3. Planning Context *(cont.)*

---

#### **HERITAGE DESIGNATIONS**

- 3.21 The site is located within the Loudwater Estate Conservation Area. This was first designated in November 1998. The most recent appraisal was undertaken in 2013.
- 3.22 Conservation areas are designated heritage assets for the purposes of national planning policy and are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when determining planning applications on land subject to this designation.
- 3.24 The figure of Appendix 3 of the 2013 Loudwater Estate Conservation Area Appraisal identifies key townscape elements within the designated area, including listed buildings, other important buildings, locally listed buildings and areas of opportunity. The building known as Hillside has not been identified to be of any architectural or historic merit on this plan. Nor is the building adjacent to any other property that could be considered either a designated or non-designated heritage asset.
- 3.25 The Loudwater Estate is identified in the Hertfordshire Environment Record as an earlier 19<sup>th</sup> Century mansion within its own park. This overlaps the conservation area designation such that it is not considered here separately.
- 3.26 The only asset therefore with potential to be affected by the proposed development is the Loudwater Estate Conservation Area as a whole.





### 3. Planning Context *(cont.)*

---

#### **PLANNING HISTORY**

3.27 The planning history of Hillside is shown below:

|                          |  |
|--------------------------|--|
| Application Ref:         | 15/1166/FUL  |
| Development Description: | Replacement glazing to front elevation   |
| Decision:                | Approved on the 11 <sup>th</sup> of June 2015  |
| Application Ref:         | 13/1513/FUL  |
| Development Description: | Renewal of planning permission 10/1405/FUL: Two storey side extension with front and rear dormers single storey rear two new front dormers to replace existing and rear dormers to replace existing.         |
| Decision:                | Approved 7 <sup>th</sup> of October 2013   |
| Application Ref:         | 07/0952/RFUL   |
| Development Description: | Renewal of 07/0952/RFUL (previously 02/00563/FUL): Two storey side extension with front and rear dormers, single storey rear, two new front dormers to replace existing and rear dormers to replace existing |
| Decision:                | Approved 23 <sup>rd</sup> August 2013  |
| Application Ref:         | 07/0952/RFUL   |
| Development Description: | Renewal of planning permission 02/00563/FUL: Two storey side extension with front and rear dormers, single storey rear, two new front dormers to replace existing and rear dormers to replace existing       |
| Decision:                | Approved 23 <sup>rd</sup> July 2007  |
| Application Ref:         | 02/00563/FUL   |
| Development Description: | Two storey side extension, single storey rear, two new front dormers to replace existing and two rear dormers to replace existing.   |
| Decision:                | 28 <sup>th</sup> June 2002   |
| Application Ref:         | 8/708/89   |
| Development Description: | Double storey side extension and single storey rear extension and replace dormers  |
| Decision:                | Unknown  |





Caldbec, Troutstream Way, Loudwater, Herts, WD3 4JN

**PLANNING HISTORY (cont.)**

Application Ref: W/4596/73  
Development Description: Room over existing garage  
Decision: Unknown

Application Ref: W/1549/72  
Development Description: Sun lounge, study, store  
Decision: Unknown

Application Ref: W/672/49  
Development Description: Garage  
Decision: Unknown





#### 4. Justification Of Development

4.1 The windows that are to be replaced are dilapidated, single glazed windows which are no longer fit for purpose and are causing health issues for the applicant.

4.2 Photographs of the existing dilapidated windows are provided at Figures 1, 2 and 3.

**Figure 1**  
*Photographs showing existing dilapidated windows to be replaced*







Caldbec, Troutstream Way, Loudwater, Herts, WD3 4JN

#### 4. Justification Of Development

Figure 2  
Photographs showing existing dilapidated windows to be replaced







#### **4. Justification Of Development**

---

- 4.3 It can be seen that the existing window frames are metal casements set within painted white timber sub-frames and comprise single glazed units.
- 4.4 The existing windows are not thermally efficient, which requires greater heating of the property via the gas central heating system that is not environmentally friendly.
- 4.5 The specifications of the proposed replacement window have been submitted in support of this application.
- 4.6 The proposed new / replacement relocated windows will not have an adverse impact on the character or appearance of the host dwelling, street scene or the Loudwater Conservation Area as a whole.
- 4.7 Notwithstanding the above, a number of properties located within the Loudwater Conservation Area have replaced existing windows with UPVC or Aluminium framed windows.





## 5. Conclusions

---

The proposed replacement windows will not result in an adverse impact on the character or appearance of the host dwelling, street scene or the Loudwater Conservation Area as a whole.

It is considered that the proposal is in accordance with national planning policy and acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD.

We would therefore submit that the scheme is worthy of support from a planning point of view and that planning permission should be granted, subject to suitably worded planning conditions.