

30 September 2021

N M King (MBIAT)  
2 Rockfield Cottages  
Crouchfield  
Ware  
Herts  
SG12 0HA

[nicky.king09@hotmail.co.uk](mailto:nicky.king09@hotmail.co.uk)

mobile:- 07855 858512

Planning Department  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford  
Herts  
Sg13 8EQ

Dear Sirs

Single Storey Rear Extension to Barn at Elm Tree Farm, Chapmore End, Ware, Herts, SG12 0HF

Please find attached our submission for Householder planning permission for a single storey rear extension to a barn adjacent to the dwelling at Elm Tree Farm in Chapmore End.

As I use the Planning Portal for all my applications it suggests purchasing Location Plans and Site Plans from their preferred company BuyAPlan. I note from these plans that the existing barn is shown larger than the current barn. This would suggest that historically the barn had an additional area to the rear not unlike the one for which we are now seeking permission. The conclusion can only be that as some point in the not too distant past that this part may have become unsafe and was demolished.

Upon checking your own planning maps on your website the barn with the larger footprint can easily be seen in all available historic planning maps from as early as 1951 up until 2007. There is a distinct square addition to the existing barn foot print resulting in a wide T shaped footprint similar to our proposed layout. This is still seen on your most recent mapping system.

Currently there is a small shed, a poorly maintained green house and rough ground to the rear of the barn which together covers almost the same foot print as the original rear section of the barn.

The intension is to remove the shed and green house and extend the existing barn to house a much needed large lawn mower and other equipment necessary for the maintenance of the 1.5 acre/0.6 ha grounds providing easy access to the majority of the garden which is to the rear of the property.

The existing barn is currently used as a garage with a domestic (non-commercial) workshop area. There is a smaller store to the front/west of the existing barn which is not big enough to house the necessary maintenance equipment.

Although being in the Green Belt this building is a traditionally constructed barn adjacent to and mostly behind the front building line of the dwelling. It may have been associated with a historic agricultural use of the site. However the planning maps on your website show it as within the residential garden of the dwelling known as Elm Tree Farm.

There is the possibility of gaining the same foot print, although detached, through Permitted Development laws which restricts location & heights. The restriction on heights results in an additional barn which will appear swat against the traditional form of the original timber barn. My client would therefore prefer to be given permission to build the additional area in keeping with the original barn and of a complimentary design. However neither this barn nor the dwelling is a listed building so this is not a stipulation but simply a matter of a wish to provide a replacement addition to the barn of a more aesthetic traditional appearance.

The July 2021 amendment to the NPPF in chapter 12 confirms the importance of design and encourages local authorities to take this into consideration when formulating their local policies and therefore one assumes their decisions. Paragraph 134 goes further to suggest that any development which is not well designed should be refused. I would suggest that this addition is of good design, better than can be achieved through permitted development laws, in keeping with the original/existing barn and not detrimental to the character of the barn or indeed of Elm Tree Farm.

The site area is c. 6000m<sup>2</sup> with the total existing building footprint area on the site at c.223.5m<sup>2</sup>. The size of the proposed extension also provides an addition that will be subservient to the main barn and balance the main elevation by reintroducing a lower section to compliment that on the other end of the barn. The additional footprint would add an insignificant area, c. 21m<sup>2</sup>, to the total building footprint area on the site retaining more than 95% of open space within the site.

We hope you will find this in order and I await registration of this application in due course. Of course, if you require further information or commence discussions please do not hesitate to contact me.

Kind Regards

Nicky King