

12th April 2024

REF: 24/00647/HOU

Planning Department
Hart District Council
Harlington Way
Fleet
GU51 4AE

Dear Sir/Madam,

Wayside, Cricket Hill Lane, Yateley, Hampshire, GU46 6BB

In response to your letter dated 2nd April 2024 please take this Cover Letter with Heritage Assessment into consideration as part of the application. I trust this now meets validation requirements.

Proposal

The proposal relates to the replacement of the front door from timber to a black timber composite door (Figure 1) and the replacement of the existing timber garage door to a black aluminium electric roller door (wood effect) (Figure 2).

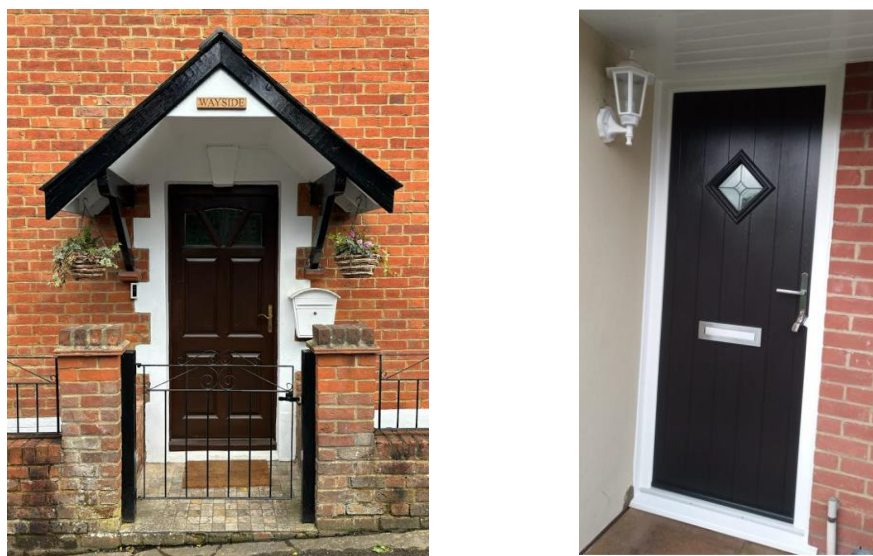


Figure 1: Existing front door (left) and proposed front door (right)



Figure 2: Existing garage door (left) and proposed garage door (right)

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for this proposal consists of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and the Hart Local Plan (Strategy and Sites) 2032. The relevant policies are set out below.

Policy URB 19 (Yateley Conservation Area) states development that would adversely affect the semi-rural character of the three Yateley Conservation Areas will not be permitted.

Policy NBE8 (Historic Environment) states that all new development should conserve or enhance heritage assets and their setting. Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.

Heritage Assessment

The front door materials are a like-for-like timber, with a change in colour from brown to black. The black is in keeping with the house considering the boundary features and black painted woodwork. The garage door is proposed to be aluminium and is considered an upgrade to the existing door, which is in poor repair. These materials are utilised along Cricket Hill Lane where the principle of aluminium garage doors has been established. Examples include Moorside (white aluminium roller door) and Thatch cottage (white aluminium garage door).

The proposed changes to the front door and garage door are modest and utilise materials to complement the existing dwelling. The changes will be barely discernible from the street scene/public realm, therefore resulting in a neutral impact upon the character and appearance of the surrounding area.

The site is located within the Cricket Hill Conservation area. The Cricket Hill Conservation Area Character Appraisal and Management Proposals 2011, summarises the special interest and significance of the conservation area; of note the key features which are considered to make an important contribution to the conservation area are noted as being:

- Large areas of wooded and open heath;
- Dispersed historical development (mainly along the eastern side of Cricket Hill Lane);
- Use of brown or red brick, slate, red clay tiles and a little exposed timber-framing and thatch.

The Cricket Hill Conservation Area Character Appraisal and Management Proposals 2011 notes that many of the properties facing Cricket Hill Lane have uPVC or modern timber windows which do not replicate the original design. The proposal would therefore not be uncommon in the street scene.

Owing to the very limited and minor external changes proposed, it is not envisaged that the Conservation Area will be harmed, and in particular, the development will not adversely impact the key aspects as listed above; in particular, no harm will come to those key features which are explicitly found to contribute to the special interest and significance of the Conservation Area. It is therefore demonstrated that the proposal results in less than substantial harm to the conservation area's significance.

The proposal is in accordance URB19 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

It is considered that an assessment, structural and condition survey, repairs schedule, and building regulations compliance are not required as part of this application as it relates only to the replacement of the front door and garage door.

Summary

The application will allow for the replacement of the front door and garage door of Wayside House.

It is considered that the proposal will introduce a small change in the streetscene which will be barely discernible and therefore will have limited impact on the conservation area.

I trust that this letter provides sufficient information and I look forward to receiving confirmation of validation of the application in due course.