

Planning and Development Management
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

April 2024

Application for Planning Permission

Sanam, Troutstream Way, Loudwater, WD3 4LA

This addendum note has been prepared to accompany the planning application for the installation of a Garden Room at Sanam, Troutstream Way, Loudwater.

This note considers implications of the proposal and its impact on the Loudwater Estate Conservation Area and other designated heritage assets. It is demonstrated within this note and accompanying planning application that the proposal is in accordance with the local development framework, while the selected design, materials and finishes pay appropriate respect to the site and its surroundings and the proposed extensions have no adverse implications for the character and appearance of the Conservation Area.

The note concludes that the proposed development will impose less than substantial harm on its surroundings and historic environment.

The Site and Proposals

The site is comprised of Sanam, a detached, two storey dwelling. Sanam is accessed along a private access road from the western end of Troutstream Way, the last along a cul-de-sac containing five detached dwellings, varied in size and architectural design. The dwelling is set back approximately 40m from the Troutstream Way cul-de-sac.

The building is set on an extensive broadly 'L' shaped plot, extending south east along the banks of a side channel of the River Chess that runs across the site from north west to south east direction. The site has a large, landscaped garden and a number of mature indigenous trees.

The proposal is for the installation of a garden room/outbuilding along the northern boundary of the site for the incidental enjoyment of the dwelling. The proposed structure is a low-profile, single-story room circa 6.5m wide and 4.5m deep, with 20.5 sqm internal space and measuring less than the existing concrete slab foundation. The room will be for the incidental enjoyment of Sanam such as an office, meditation room, fitness and yoga.

Loudwater Conservation Area

The site lies within the Loudwater Estate Conservation Area as shown in figure 1 below. The Conservation Area was designated 1998, assigned as such because it forms the attractive and distinctive setting for Loudwater based on the well-wooded valley bordering the River Chess and the incorporation of low density residential development. The estate is characterised by 1930-1950s houses in an informal estate incorporating Loudwater House, all within the well-wooded sloping valley sides of the River Chess.

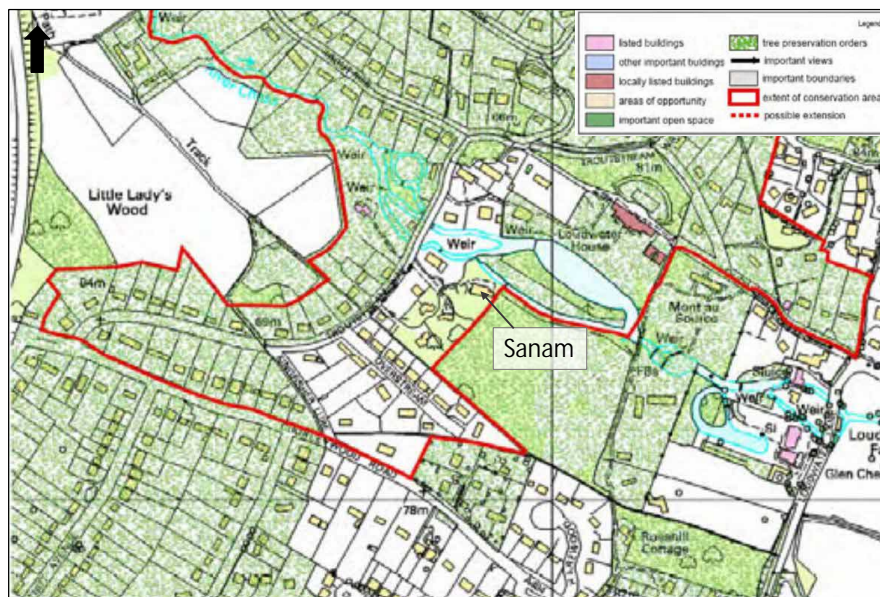


Figure 1: Sanam in the setting of Loudwater Conservation Area and listed buildings

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 Loudwater Estate Conservation Area Appraisal (2013) describes the Conservation Area as:

'...characterised by a carefully laid out arrangement of dwellings, most with Arts and Crafts features in a variety of styles, designs and materials but with each dwelling usually being set within generous plots with plentiful vegetation and landscaping, including mature trees. The area is well-wooded and undulating and is served by an informal network of narrow roads with grass verges.'

Troutstream Way is described as the 'core' of the Loud Water Estate Conservation Area. The site itself is mentioned within Section 5 'The Central Region' as being situated in the Valley bottom

surrounding the River Chess and is noted specifically for the ‘natural and tranquil views’ that the site and neighbouring properties share.

The cul-de-sac similarly to the wider area is characterised by single family dwellings of various sizes and architectural design set on generous plots with broad frontages to the street creating a low density character to the surrounding area. 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-wooded appearance. The proposals ensure these features of the conservation area are conserved and protected.

Design Considerations

The proposal will not be visible from public land. There is potential for site from neighbouring properties however these would be limited due to the natural screening from mature vegetation as well as the siting of the structure within the plot. Therefore it is deemed there will be no additional visual impact or sense of over-development, preserving the Sanam’s positive contribution to the low-density character of the Conservation Area.

Satellite imagery shows that many neighbouring dwellings have similar arrangements with outbuildings and garden rooms sited within their garden, ancillary to the main dwelling. It is clear from historic map imagery (as evidenced within the planning application cover letter) that outbuildings have been present on the site in this location, previously occupying the existing concrete slab.

External facing walls on the ground and first floor will receive off white render in keeping with the existing external finish of the dwelling and of several other homes in the vicinity.

The material palette draws inspiration from the main house where the design and materiality of the has been carefully considered ensuring a sympathetic but modern design that remains respectful to the character and appearance of the surrounding Loudwater Conservation Area.

Further to this, in the previous approved application (ref. 21/2156/FUL) the Conservation Officer made no objection to the proposals, commenting the below:

“A positive feature of the property is the articulated plan form with recesses, whilst the extensions square off the plan form to the rear, the recesses and deep overhangs are retained to the front and at first floor to the rear. The proposed materials are also considered to be respectful to the character and context of the host. Overall, the proposal would be sympathetic to host and works to retain the property’s character.”

As such, the proposal has been designed with the host dwelling in mind, ensuring it is cohesive and respectful incorporating a similar material palette, overhangs and large fenestration.

Conclusion

The proposals will enhance and preserve the surrounding area and wider Conservation Area, the proposals sit cohesively with the renovations being undertaken under ref. 21/2156/FUL which will

provide an improvement to the site within the context of the surrounding area. The proposals would result in no adverse impact on the character or appearance of the dwelling, street scene or Conservation Area and would thus be in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM3 and Appendix 2 of the Development Management Policies document.

The proposal would not materially alter the existing contribution Sanam makes to the character and setting of this part of the Loudwater Estate Conservation Area.