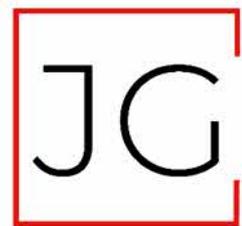


RETROSPECTIVE APPLICATION FOR
PARTIAL INFILL OF 2M WALL AND
ASSOCIATED WORKS.

LANGLEY HOUSE, 52 HIGH STREET,
KINGS LANGLEY
PLANNING STATEMENT



TOWN PLANNING

PREPARED ON BEHALF OF KARL MORRIS

APRIL 2024

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1 Introduction

- 1.01 This Planning Statement has been prepared by JG Town Planning on behalf of Karl Morris ('the Applicant'), in support of a Retrospective Listed Building Application at Langley House, 52 High Street.
- 1.02 The Applicants seek retrospective planning permission for the following development ('the Proposed Development');
- 1.03 Retrospective application for partial infill of 2m wall and associated works.
- 1.04 Although the wall is not listed, on a precautionary basis a Listed Building Consent application has been submitted.

2 The Site and Surroundings

- 2.01 The site is within the settlement boundary of Kings Langley, within Dacorum Borough. The site measures 0.4ha and lies within Kings Langley Town Centre, to the west of High Street, Kings Langley.
- 2.02 The site comprises of Langley House, a Grade II* listed building (listed 21 October 1952), and associated garden and outbuildings, set back from the High Street. The property is listed under entry number 1100412 (Appendix 1).
- 2.03 The site is within the Kings Langley Conservation Area (CA), and within an Area of Archaeological Significance. To the south of the site is the Rose and Crown Public House (Grade II listed) and associated car park, to the east of the site is a commercial property known as Blue Court (Grade II listed), further along High Street are residential houses, to the north are a mix of residential properties, shops and services.
- 2.04 The 2m wall (the subject of this application) runs along the boundary of the site fronting onto the public footpath and adjoining road. The open section of the wall, which has now been infilled, is located approximately 20 metres to the north of the Rose and Crown PH as seen in image 1 below. The wall is not listed; however it is within the curtilage of Langley House.

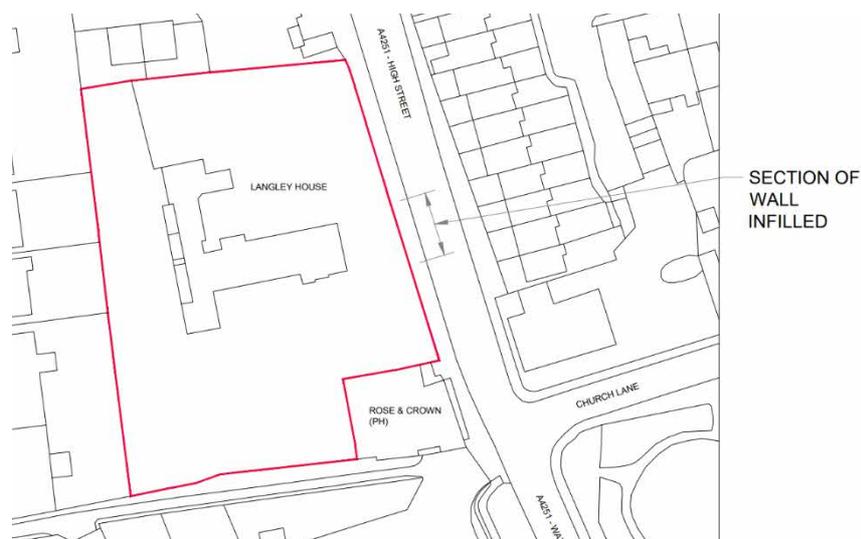


Image 1: Extract from Plan

3 Relevant Planning History

3.01 The site is subject to a number of historic minor applications, many of which are for works to trees. Relevant to this application are the following;

Ref 23/01416/LBC - Conversion of stable/outbuilding into gym. Approved 27 July 2023.

Ref 4/01097/17/FHA - Replacement entrance Gate. Approved 14 Jun 2017.

Ref 4/03345/16/LBC - Internal alterations to first Floor. Approved 02 Feb 2017.

Ref 4/01025/16/LBC - Internal alterations to first Floor. Refused 08 Jun 2016.

4 The Proposed Development

- 4.01 The new infill wall, measuring 12.3 meters in length and 1.1 meters in height, has been erected approximately 20 meters north of the Rose and Crown PH. It runs along the boundary of the site, facing the public footpath on High Street. Constructed with red bricks to blend with the existing wall, its top course aligns vertically, extending from the preexisting structure.
- 4.02 On the southern portion of the wall, repairs have been made to the protruding brickwork as show in the elevations.



Image 2 – photo of new wall

5 Planning Policy Context

- 5.01 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.02 The Development Plan for the purpose of this application consists of the following policy and guidance documents:
- National Planning Policy Framework 2023
 - National Planning Practice Guidance
 - Dacorum Borough Council Core Strategy 2013
 - Dacorum Borough Council Local Plan 2004
 - Supplementary Planning Guidance
 - Kings Langley Neighbourhood Plan

National Planning Policy Framework (NPPF)

- 5.03 Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 5.04 In consideration of the above, the infill wall represents a social objective as it will positively contribute to the health and wellbeing of the applicant as the new wall will provide security. Additionally, the proposal will bring income into the local economy as local suppliers and fitters are being sourced.
- 5.05 Section 12 of the NPPF relates to achieving well-designed and beautiful places. Paragraph 131 states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.06 The proposal will not have any significant impact on the streetscape character or surrounding amenity. The infill wall has been designed and built with materials that reflect the existing wall and therefore respects the nearby listed buildings and Conservation Area.
- 5.07 Section 16 of the NPPF relates to proposals effecting heritage assets and considering potential impacts. Paragraph 201 states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”
- 5.08 Paragraph 205 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 5.09 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”

5.10 It is considered that the infilled wall is of an appropriate scale and design in relation to the existing wall that currently bounds the site on High Street.

5.11 Paragraph 018 of the NPPG states that “...works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all”. It is considered that the works are moderate and minor in scale and will therefore cause no harm to the following listed buildings, their settings and significance as designated heritage assets; Langley House (Grade II*), Rose and Crown Public House (Grade II listed), Blue Court (Grade II listed).

5.12 The infilled new wall extends to 12.3 x 1.1 metre and is therefore minor in scale and matches the existing wall, it is considered that the wall will not harm the character or appearance of on the Conservation Area.

Dacorum Borough Council Core Strategy 2013

5.13 Policy CS27 of the adopted Core Strategy 2006-2031 is relevant to this application; it states that “all development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. Development will positively conserve and enhance the appearance and character of conservation areas.”

5.14 As stated above the infilled wall will conserve the integrity, setting and distinctiveness of the designated heritage assets by respecting the materials and design of the existing wall.

Dacorum Borough Council Local Plan 2004

- 5.15 Policies 118, 119 and 120 of the adopted Dacorum Borough Local Plan apply to this application.
- 5.16 Policy 118 states that “High Street, Kings Langley is identified as an Area of Archaeological Significance.” The works have not involved disturbance of the ground, therefore it is not considered that any archaeological investigation is necessary.
- 5.17 Policy 119 states that “The following issues will be taken into account in considering all applications for listed building consent:
- (i) the importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms;
 - (ii) the particular physical features of the building which justify its inclusion in the list;
 - (iii) the building’s setting and its contribution to the local scene; and
 - (iv) the extent to which the proposed works would bring substantial benefits for the community.”
- 5.18 Policy 120 states that; “New developments or alterations or extensions to existing buildings in the conservation areas will be permitted provided they are carried out in a manner which preserves or enhances the established character or appearance of the area. Development proposals outside a conservation area which affect its character and setting will be considered likewise. Each scheme will be expected to:
- (a) respect established building lines, layouts and patterns. In particular, infilling proposals will be carefully controlled;
 - (b) use materials and adopt design details which are traditional to the area and complement its character;
 - (c) be of a scale and proportion which is sympathetic to the scale, form, height and overall character of the surrounding area;
 - (d) in the case of alterations and extensions, be complementary and sympathetic to the established character of the building to be altered or extended; and
 - (e) conform with any design guides for conservation areas prepared by the Council.”
- 5.19 The development preserves the established character and appearance of the existing area with the use of traditional materials; red brick has been used as per the existing wall. The wall has been built to the same scale, proportion and specification of the existing wall.

Kings Langley Neighbourhood Plan

5.20 Policy KL3: Character Of Development states;

“Development proposals should conserve and, where practicable, enhance the character of the Conservation Area or Character Area in which it is located..., reflecting architectural variety found locally and using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, where this demonstrably enhances the quality of the built form.

B. As appropriate to their scale, nature and location development proposals should:

ii. incorporate the principles included in the Conservation Area guidance where applicable and set out in the Kings Langley Design Guidance and Code, Appendix B...”

5.21 In accordance with Policy KL3, the new wall preserves the established character and appearance of the existing area with the use of traditional materials, in keeping with the existing wall and surrounding area

Supplementary Planning Document (SPD); Development in Conservation Areas or affecting Listed Buildings.

- 5.22 Para 7.1 of the SPD set's out that "all development should be of high quality. However, where conservation areas and/or listed buildings are affected, there is a need for special care and attention to detail with regard to design, colour and materials."
- 5.23 Para 7.6 goes on to state that "all new development within conservation areas (buildings, extensions and alterations to existing buildings, and other important contributors to the overall scene such as walls, fencing, parking, street furniture and landscaping) should positively enhance the characteristics of the street scene and blend with the local building tradition".
- 5.24 The new wall has been built to a high quality to ensure that it blends in with the existing wall. The infill has taken into account the existing design of the wall and sensitivity reflects the type and colour of material used (red brick).
- 5.25 The new wall has infilled an open section of the existing wall, therefore securing the grounds of Langley House. The wall also now provides an improved experience for users of the public footpath; the barbed wire securing the open section (seen in appendix 2 and 3) has now been removed, it is also important to note that previously the open section revealed an unmanaged area of overgrown vegetation.

6 Planning and Heritage Assessment

- 6.01 The NPPF states the importance of well-designed and beautiful places. In this context, the new infill wall, as detailed in the elevations, has been designed to blend with the existing streetscape and respect the nearby listed buildings and Conservation Area. This aligns with the principles outlined in Section 12 of the NPPF, which prioritises high-quality, sustainable development that enhances community well-being.
- 6.02 The infill wall is supported by the social objective of the NPPF as it contributes positively to the security of Langley House. Moreover, sourcing materials locally for the project is expected to inject income into the local economy, supporting the economic objective.
- 6.03 The development is in accordance with Section 16 of the NPPF, which addresses heritage assets. It is considered that the infilled wall is of an appropriate scale and design relative to the existing wall, posing no harm to the designated heritage assets in the area. Paragraphs 201 to 206 of the NPPF have been considered in relation to conserving heritage assets and the potential impacts on their significance.
- 6.04 Furthermore, the proposal is consistent with relevant policies outlined in the Dacorum Borough Council Core Strategy 2013 and Local Plan 2004. Policy CS27 of the Core Strategy prioritises the conservation of heritage assets, which the infilled wall aims to achieve by preserving the integrity, setting, and distinctiveness of the listed building and Conservation Area. Similarly, policies 118, 119, and 120 of the Local Plan highlight the importance of preserving the character and appearance of conservation areas, which the development adheres to through the use of traditional materials and a sympathetic design.
- 6.05 The SPD highlights the importance of high-quality development, in areas with conservation significance or affecting listed buildings. It stresses attention to detail in design, colour, and materials in such contexts. Specifically, new developments within conservation areas should enhance the existing street scene and respect local architecture.
- 6.06 In line with these principles, the new wall has been constructed to blend with the existing one, using materials that match the original red brick. This infill enhances the appearance of Langley House and also secures its grounds, replacing an open section that was previously secured with barbed wire. The improved wall contributes to a more pleasant experience for users of the public footpath, covering an unkept area with overgrown vegetation.

6.07 In summary, the new infill wall aligns with the objectives and principles outlined in the NPPF and relevant local planning policies, supporting sustainable development while preserving the character and heritage of the area.

7 Conclusions

- 7.01 The new wall contributes to the security of Langley House. As depicted in the elevations, the proposal will not impact on the character of the local area or surrounding amenity. The infill wall has been designed and constructed with materials similar to those of the existing wall, thus respecting the nearby listed buildings and Conservation Area.
- 7.02 It is deemed that the infilled wall is of an appropriate scale and design relative to the existing wall that currently bounds the site on High Street. Paragraph 018 of the NPPG stipulates that "...works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all." Given this, it is believed that the works are of a moderate and minor scale, thereby posing no harm to the following listed buildings, their settings, and significance as designated heritage assets: Langley House (Grade II*), Rose and Crown Public House (Grade II listed), Blue Court (Grade II listed).
- 7.03 It is considered that the new wall will not compromise the character or appearance of the Conservation Area. The infilled wall will conserve the integrity, setting, and distinctiveness of the designated heritage assets by reflecting the materials and design of the existing wall. The development preserves the established character and appearance of the existing area through the use of traditional materials. Furthermore, the wall has been constructed to the same scale, proportion, and specification as the existing wall.

8 Appendices

Appendix 1 – Historic England Listing

House with outbuildings. Later C16 central part with W crosswing, and contemporary stable range at W now linked to centre, c.1720 E block, with C19 rear link block with new entrance on N, and N and S end extensions of W stable range. Timber frame to centre brick cased, and to W stable range brick cased on W but white weatherboarded to yard on E. Red and grey brick chequer to E block with red brick dressings. Red brick link block behind. Steep old red tile roofs, hipped on E front block with wooden dentilled eaves cornice. A T-shaped group, with the crossbar a 1½ storeys W stable range, a lower tiled link joins this to a 2-storeys C16 central part. A taller 2-storeys brick part links this to the fine 2-storeys C18 E block, formerly with its entrance front on the E facing the street. The stable range has a small white weatherboarded cupola and spike finial, a 3-light flat roofed dormer window on E, a small leaded casement above 3 coach house doors, jowled bay posts with straight braces to cambered tie-beams of collar trusses with clasped purlin roof and straight wind braces. S garden front of central part has 2 4-light small-paned casement windows to 1st floor and flush box 6/6 sash window to ground floor. Tilehung gable on N side. A passage and E stair occupy the E end of the range but decorative plaster vine-scroll casing to the soffit of the beam in the passage is a continuation of that on the crossed beams over the large room which occupies the whole of the rest of the ground floor including the W crosswing. This has scratch moulded oak panelling, a chamfered 4-centred arched brick W fireplace with fine Jacobean arcaded overmantle with fluted Ionic pilasters and dentilled frieze. More elaborate 3-centred arched ovolo moulded brick fireplace in moulded brick square surround in room above with quadrant shaped chamfered jowls to bay posts, slender straight braces, wide-spaced wall studs, queen-post trusses to clasped-purlin roof with straight wind braces and face-halved bladed scarf joint in wallplate. 3 cockspur hinges to panelled door. The formal E front of the E block is 5 windows wide with plinth, moulded floorboard, white dentilled eaves cornice, moulded brick apron to 1st floor central window, and matching window inserted in the place of the former central door in the C19. Segmental gauged red arches to flush box sash windows with glazing bars. Good panelled interiors with cornices, shutters, corner fireplaces to smaller SE room in front of moulded closed string stair with turned balusters, moulded handrail and matching dado. Panelling and simple fire surrounds in 1st floor rooms. N end of E block has 3 bays of matching blank recesses with dummy C18 door surround central. Slightly advanced 3 bay C19 rear link of same height with brick dentilled eaves. 2 6/6 flush box sash windows above early C19 half glazed 4-panel door with pilasters and moulded transom below an ornate fanlight under a segmental gauged arch.

Appendix 2 – Image of missing section of wall



Appendix 3 – Image of missing section of wall (with annotations).

