



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

Jill Singler
Development Control
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

11th March 2020 (2nd letter - by email)

Dear Ms. Singler,

Application No 3/17/2822/FUL
Erection of 2 dwellings and 2 car ports, formation of access points, boundary walls and ancillary development. Refurbishment of listed building incorporating single storey extension, new ground floor window openings on West and East elevations, external steps and canopy added to South elevation, replace entrance porch on West elevation with timber porch, car port extension to both
at Spring Grange, Wood End, Ardeley, Stevenage, Hertfordshire, SG2 7BB

CPRE Hertfordshire welcome the reduction of the number of new dwellings proposed on this site and the reconfigured layout which presents a more acceptable street frontage. However our concerns, which led to our original letter of objection of 26 January 2018, remain.

In the adopted District Plan, Wood End is classed as a Category 3 Village, which means that it is considered to be among the least sustainable locations for residential development in East Herts and, under policy VILL3, there should only be limited infill development which has been identified in an adopted Neighbourhood Plan. This proposal does not meet those criteria.

While we have no objection to the refurbishment of Spring Grange, we do have concerns about the proposed extension to form a large sitting room, which in our view will have a negative impact on the external form of the listed building, but accept that this is essentially a matter of aesthetics and needs to be considered under the principles relating to built heritage in Section 16 of the National Planning Policy Framework. The setting of Spring Grange will be irrevocably damaged by the removal of at least 50% of its garden to facilitate the building of the detached houses.

As in the initial application, the proposed buildings are not sympathetic in terms of scale, form or siting with the general character and appearance of the area. The trees materially contributing to the character and appearance of the area are significantly affected.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

Registered Charity 1162419



We remain un-convinced by the financial information provided to support the need for enabling development and note from paras. 5.9 and 5.10 of the Planning, Design and Access Statement that there have been differences of view between the Council and the Applicant on this point. As we said before, the Council will have to satisfy itself that what is proposed is genuinely enabling development for the purposes intended and not more than that.

Yours sincerely,

David Irving