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**MOLEWOOD END, MOLEWOOD ROAD**  
**HERTFORD, SG14 3LT**

H1993 – Extension to the Garden Shed at 32 Fore Street, Hatfield, AL9 5AH for Mr and Mrs Ryan.

**DESIGN, ACCESS and HISTORIC STATEMENT**

**1.ASSESSMENT**

**1.1 Description**

Fore St., Hatfield is a street of mixed styles, most having been associated with service to Hatfield House, whose service gateway is at the top of the street.

32, Fore St appears to be part of a row of 19<sup>th</sup> C. small houses, with a brick facade, sash windows and a front door opening into the parlour. However, internally it is obviously an older oak framed structure of various ages, but possibly originally of the 17<sup>th</sup> century.

Behind the house there is a garden; at the back of which and against the boundary is a picturesque loggia, timber framed with a slate roof. An apple tree and a silver birch grow through the roof. At the west end is a small shed, built integrally with the loggia.

**2.STRUCTURE**

2.1.The entire structure is of modern 75x50 timber framing, clad as necessary with timber weatherboarding. The roof is of slate and there is a boarded floor.

**3.SOCIAL and ECONOMIC CONTEXT**

3.1.A meeting was held with Mr P. Jeffcoate of the W & H Planning Dept. on the 10<sup>th</sup> August,2011 and the proposed garden shed, shown on drawing MW/1111/05 was discussed with him. He advised the applicant and myself that such work would be permitted development but approval might be required within the curtilage of a listed building. On his advice, application was made for a certificate of Lawful Development but this advice was later changed and we were advised to submit this Planning application. Nevertheless we submit that the advice was favourable to the development, which is of a minor nature and totally in accord with the existing character of the property and the neighbourhood.

**4. DESIGN**

4.1. The applicant requires a little more space for a bench and storage space. The extension provides this space and is designed to fit in perfectly with the existing shed and loggia.

**5.ACCESS**

5.1. There is no change to existing access arrangements.

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PLANNING  
DEPARTMENT

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## 6.HERITAGE STATEMENT

6.1 The house has been subject to regular alteration throughout its existence. There is evidence that it was once a shop and workshop and part of the dining kitchen area was a back yard.A copy of the listing is attached. This makes no mention of the garden which suggests the listing is primarily interested in its group value. The application has no effect upon this and , apart from the general duty of care in design, which has been exercised, PPG15 is hardly relevant.

## 7.CONCLUSION

7.1 The discussion with Mr. Jeffcoate led the applicants and myself to believe that this small alteration was an acceptable proposal and we trust that this application, while necessary, will meet with an early approval.

D.C.Kirby

1. November.2011