

Supplied by: Heffers Map Shop
Serial Number: 00003671

Ordnance Survey Superplan Data

PLANNING AND LISTED
BUILDING APPLICATION DRAWING

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Site Location Plan

Client Follett Care Limited

Date February 2005

Scale 1 to 2000

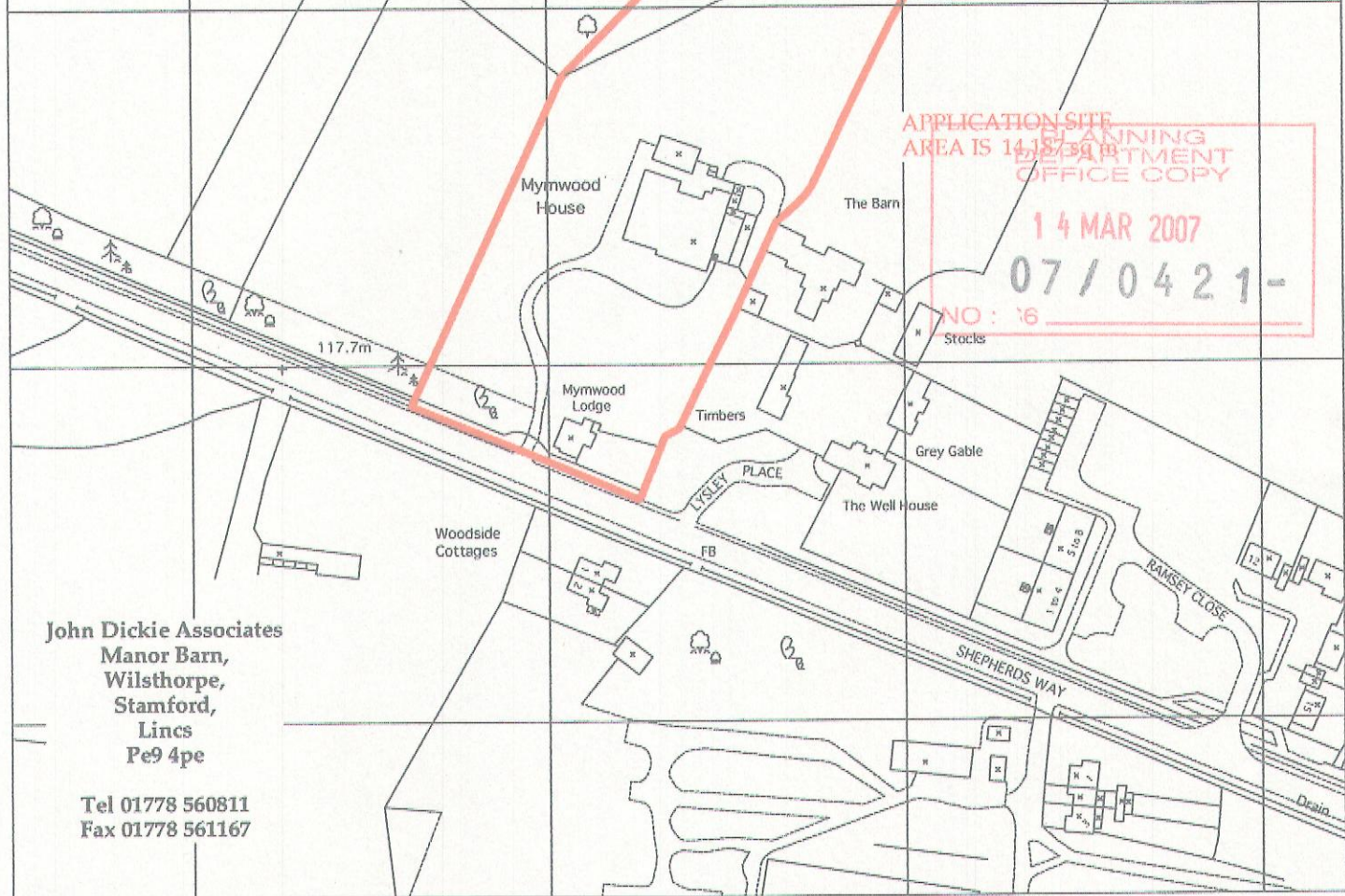
Drawing No JDA/03/940/OS.001

APPLICATION SITE
AREA IS 14187398
PLANNING
DEPARTMENT
OFFICE COPY

14 MAR 2007

07/0421-

NO: 16



John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

This product contains data surveyed at one
or more of the following scales: 1/1250,
1/2500 & 1/10000.

Produced 16 Jul 2003 from Ordnance Survey digital
data and incorporating surveyed revision
available at this date. © Crown Copyright 2003.

Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

Ordnance Survey and Superplan Data are registered
trade marks of Ordnance Survey the national mapping
agency of Great Britain

National Grid sheet reference at centre
of this Superplan: TL2603

The representation of a road, track or
path is no evidence of a right of way.

Heights are given in metres above
Datum.

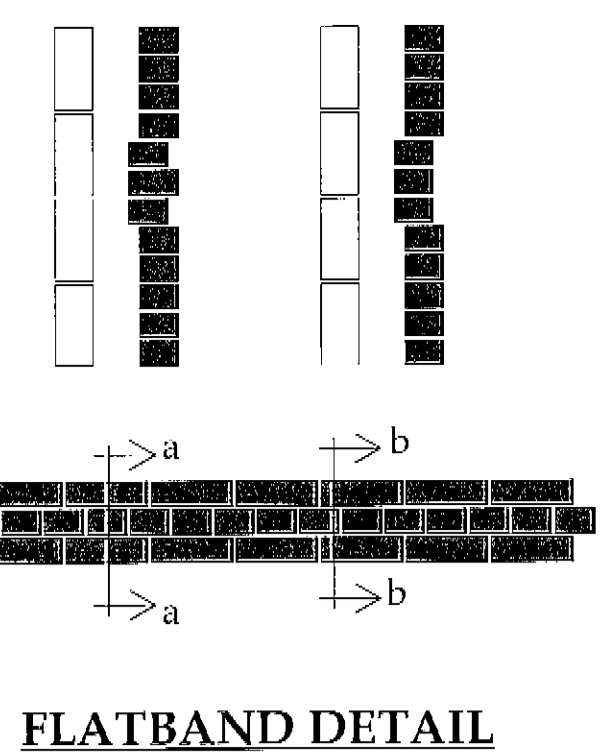
The alignment of tunnels is approximate.

This Superplan product does not contain
all recorded map information.

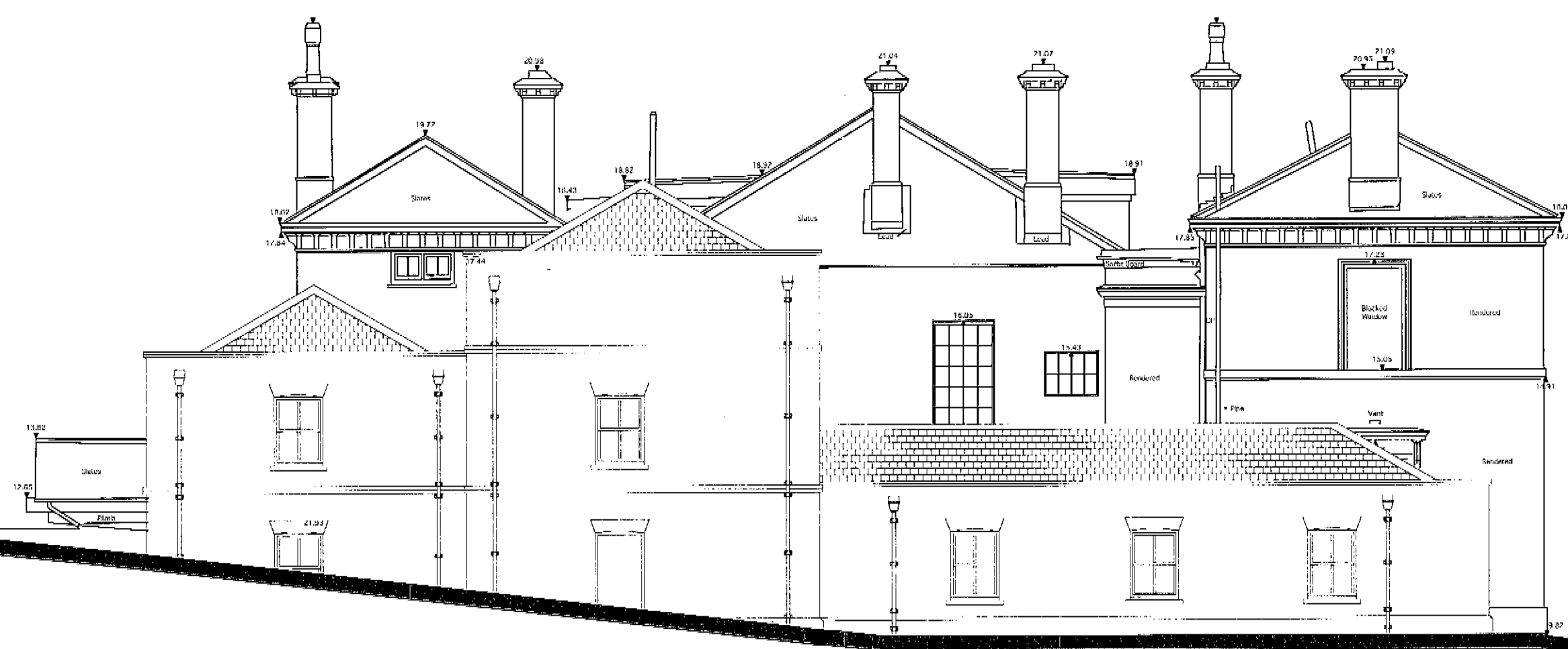
John Dickie Associates
 Manor Barn,
 Wilsthorpe,
 Stamford,
 Lincs
 Pe9 4pe

WELWYN HATFIELD COUNCIL
 Tel 01778 560811
 Fax 01778 561167
 CONSENT / REFUSAL
 DATED: 25 APR 2005

WELWYN HATFIELD
 PLANNING
 OFFICE COPY
 28 FEB 2005
 No: 86/2005/226



FLATBAND DETAIL



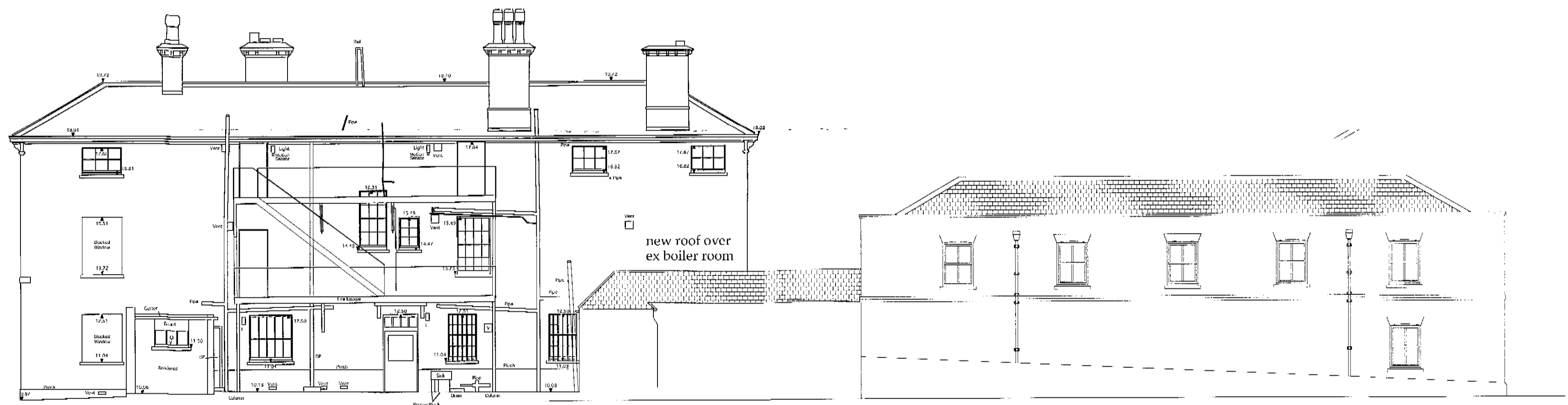
PROPOSED NORTH ELEVATION

MATERIALS SCHEDULE

- ROOF : NATURAL WELSH SLATES WITH RED CLAY RIDGE TILES.
- PARAPEIS AND WINDOW CHIEFS : RF-CONSTITUTED LIMESTONE WITH SAMPLES TO BE AGREED AS RESERVED MATTERS.
- RAINWATER GOODS : BLACK ALUMASC HERITAGE PATTERN HOPPER HEADS AND SQUARE SECTION DOWNPIPES.
- BRICKS : LOCAL TYPE STOCK FACING BRICK 1 AID ON MORTAR MIXED WITH LOCAL SAND. SAMPLES OF BRICKS AND MORTAR TO BE AGREED AS RESERVED MATTERS.
- JOINERY : WINDOWS TO BE FSC CERTIFIED SOFTWOOD PAINTED (NOT STAINED) BLACK. SECTIONS SHOWING SIZES, MOULDINGS ETC TO BE AGREED AS RESERVED MATTERS.
- EXTERNAL DOORS TO BE 1500 x 1800mm T & G BOARDS ON 1/2" (12.5mm) AND BRACED FRAME - BLACK PAINTED.
- PINIS AND FINISHES : TO BE NON SOLVENT BASED GLOSS TO JOINERY AND WATERWASH TO PLASTERWORK APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECS.



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION (COURTYARD)

Proposed Extension to Care Home at
 Mymwood House, Shepherds Way,
 Brookmans Park, AL9 6NN

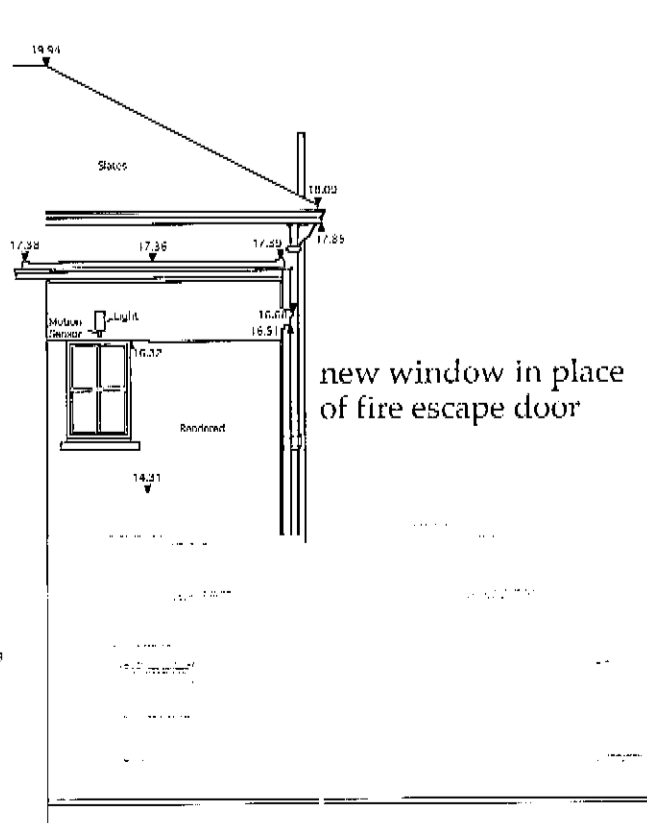
Drawing Title : Proposed Elevations

Client Follett Care Limited

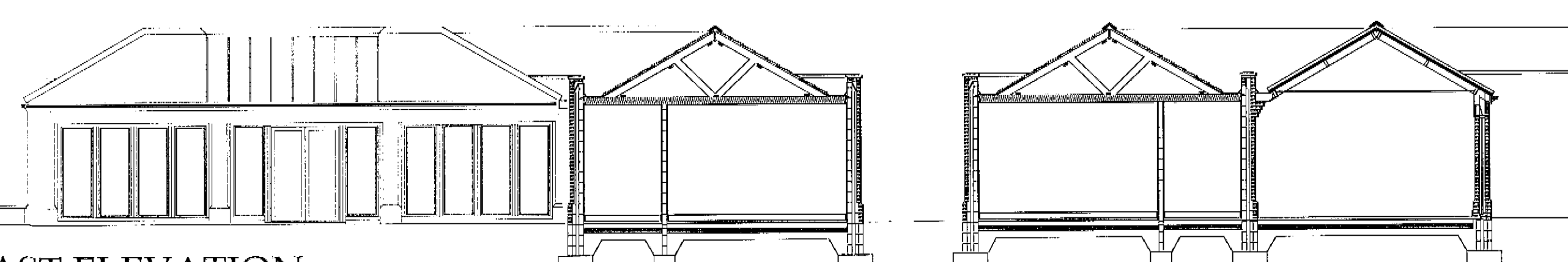
Date February 2005

Scale 1 to 100

Drawing No JDA/03/940/P.APP/ELEVS.001



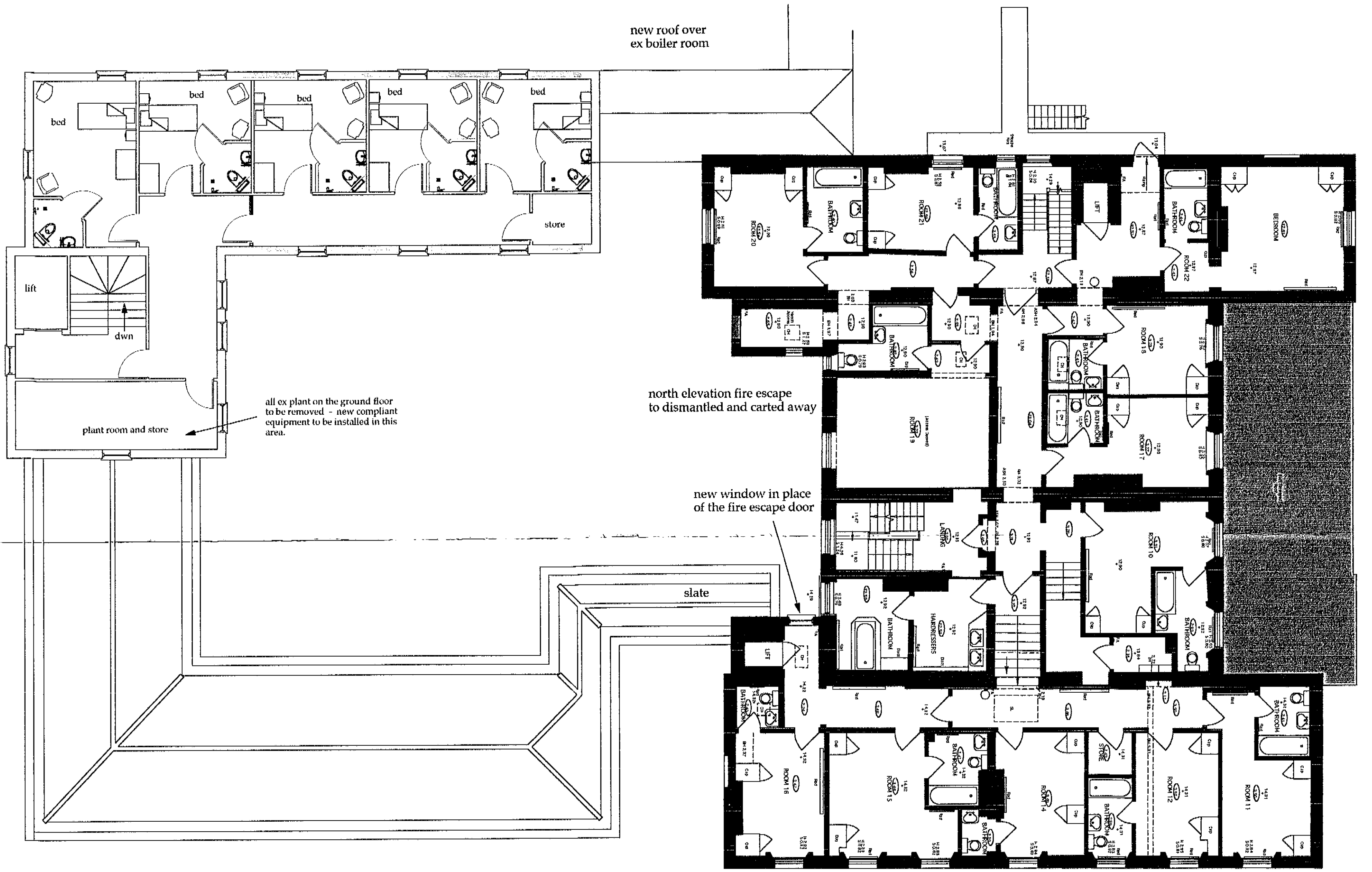
PROPOSED EAST ELEVATION (COURTYARD)



PROPOSED SOUTH ELEVATION (COURTYARD)

John Dickie Associates
 Manor Barn,
 Wilsthorpe,
 Stamford,
 Lincs
 PE9 4pe

Tel 01778 560811
 Fax 01778 561167



FIRST FLOOR

Proposed Extension to Care Home at
 Mymwood House, Shepherds Way,
 Brookmans Park, AL9 6NN

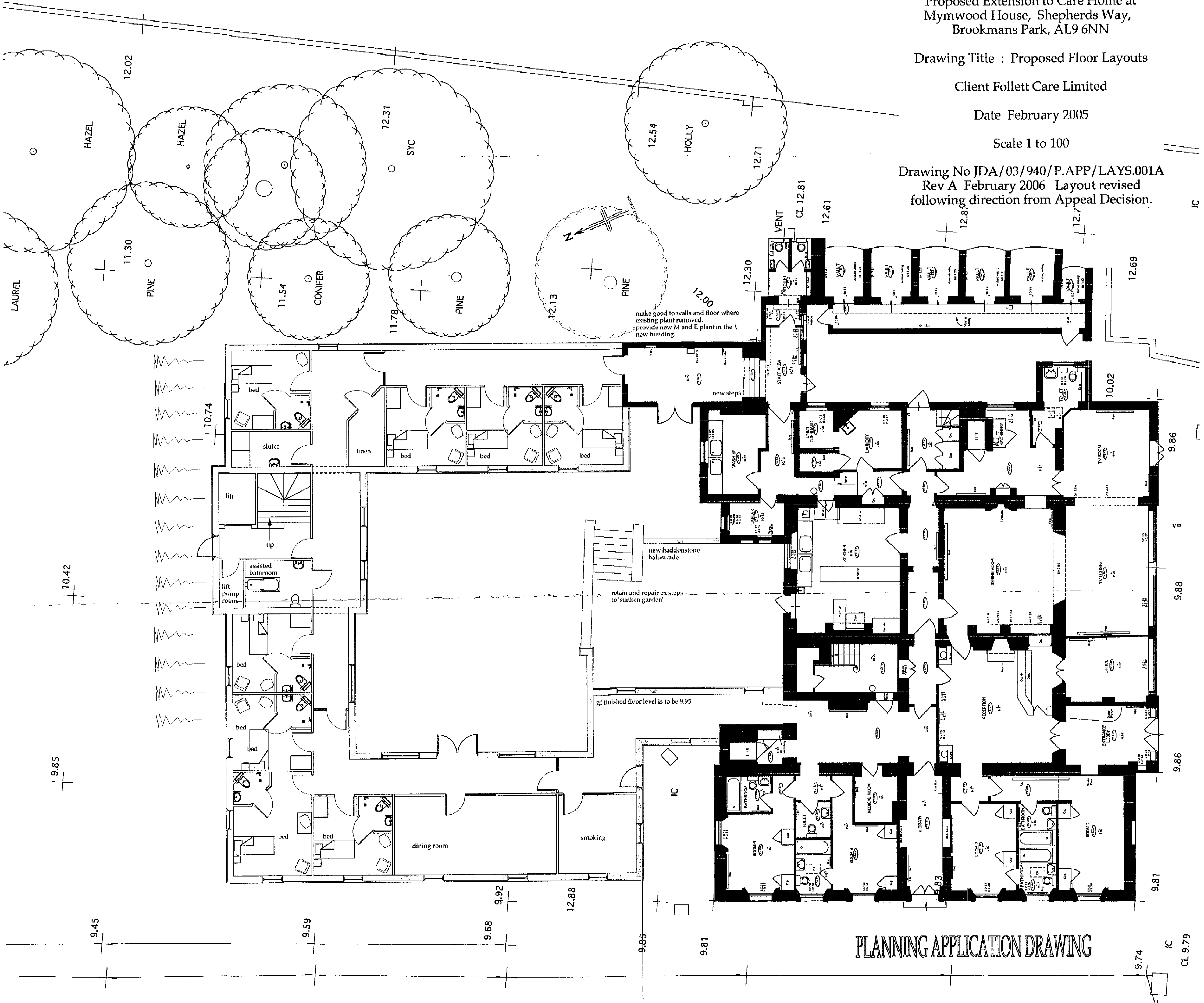
Drawing Title : Proposed Floor Layouts

Client Follett Care Limited

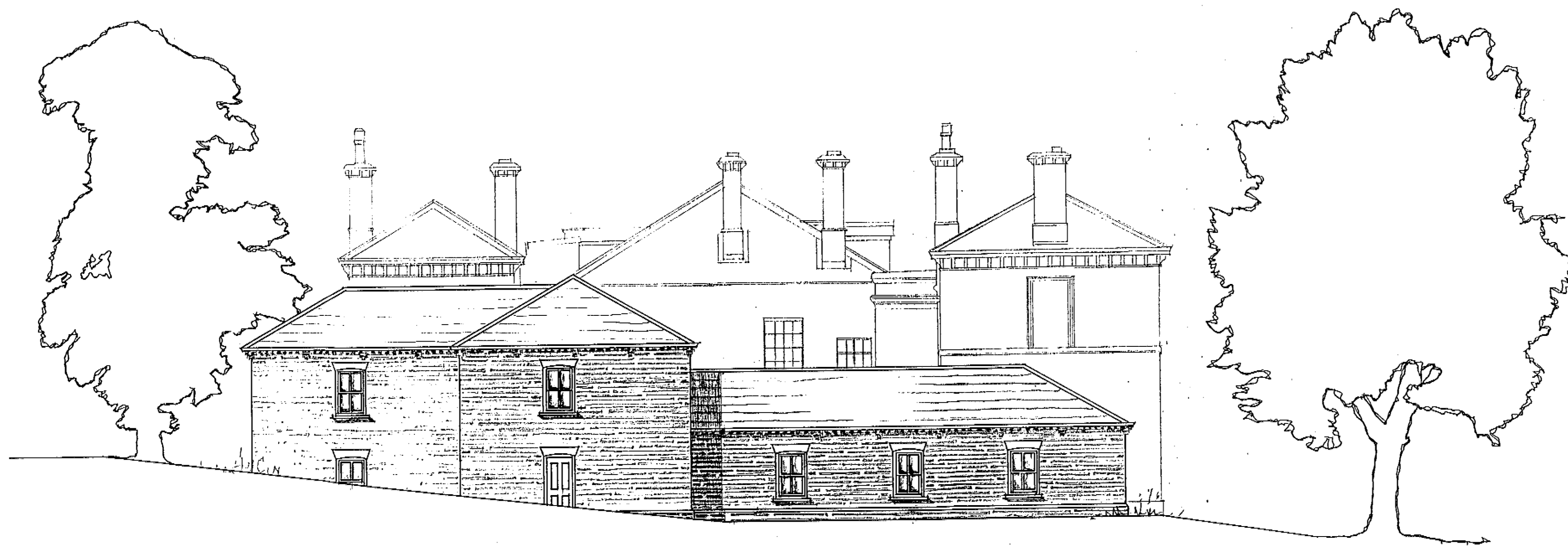
Date February 2005

Scale 1 to 100

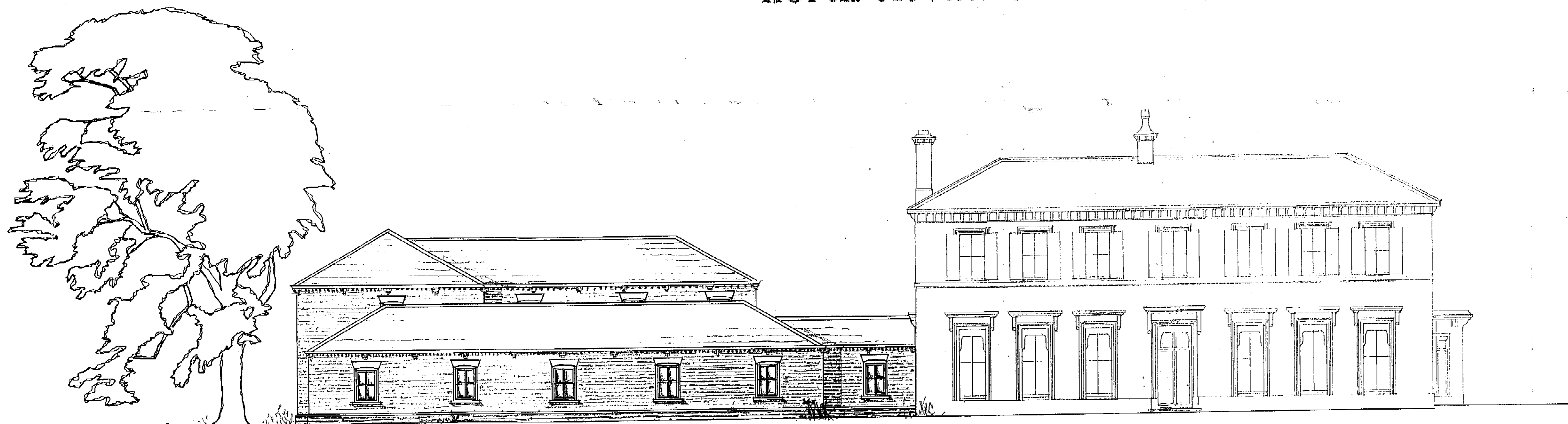
Drawing No JDA/03/940/P.APP/LAYS.001A
 Rev A February 2006 Layout revised
 following direction from Appeal Decision.



MYMWOOD HOUSE
SKETCH SCHEME 1



north elevation



west elevation

JDA

Scale - 1 : 100

Date Jan. 2006

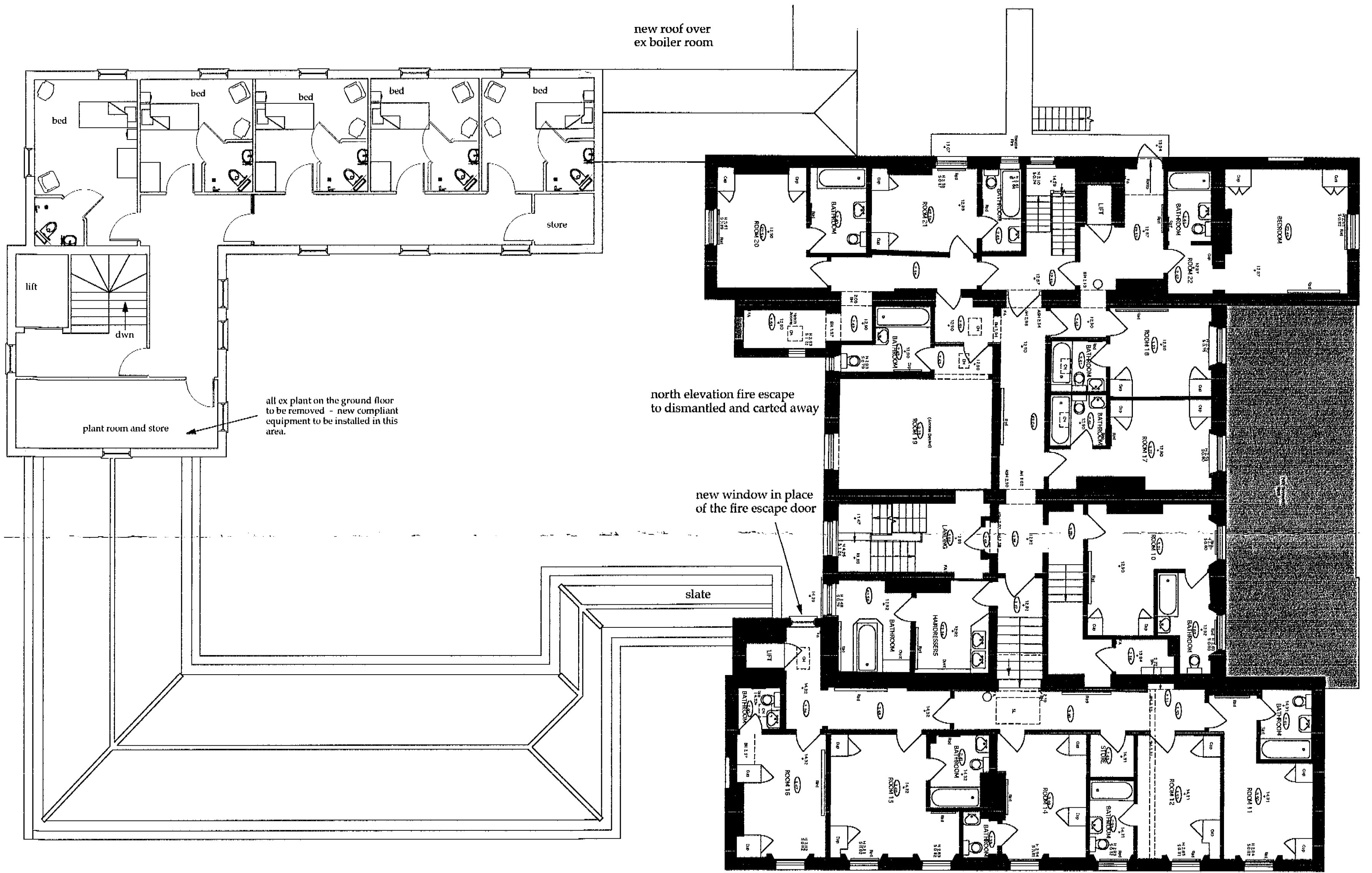
Notes:

SCHEME 1
LOCAL STOCK BRICKS WITH SELECTED
DARKER BRICKS TO PLINTH, DENTIL COURSE
AND CORBLED EAVES.
WELSH SLATE ROOF
WHITE LIMESTONE WINDOW HEADS & SILLS.

*THIS IS A SKETCH FOR FURTHER
DISCUSSION. A COMPLETE SET OF DRAW-
INGS INCLUDING ALL ELEVATIONS, SECTIONS,
FLOOR AND ROOF PLANS AND LARGE
SCALE DRAWINGS OF DETAILING, WILL BE
FOLLOW GENERAL AGREEMENT ON DESIGN
PRINCIPLES.*

John Dickie Associates
 Manor Barn,
 Wilsthorpe,
 Stamford,
 Lincs
 Pe9 4pe

Tel 01778 560811
 Fax 01778 561167



FIRST FLOOR

Proposed Extension to Care Home at
 Mymwood House, Shepherds Way,
 Brookmans Park, AL9 6NN

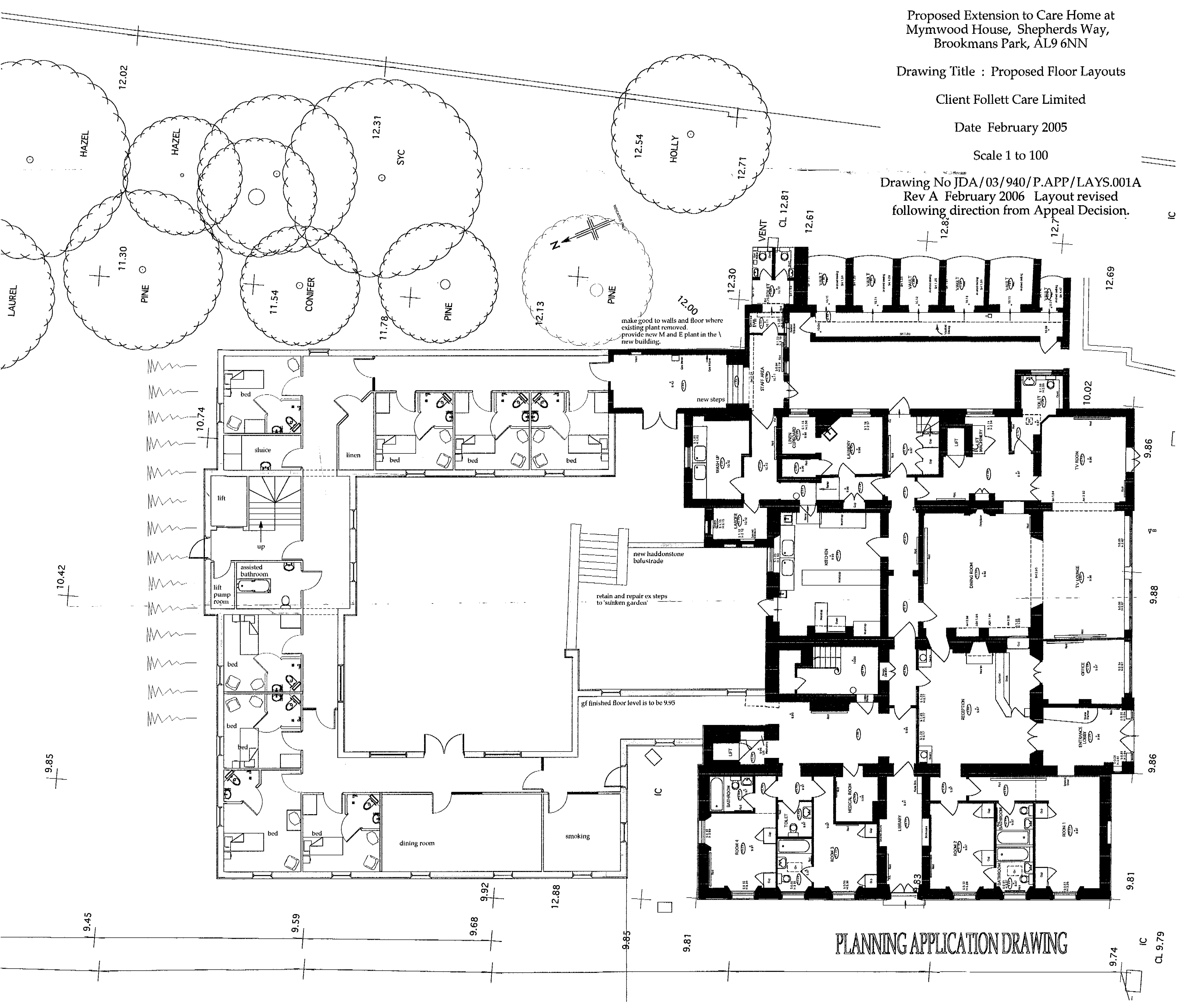
Drawing Title : Proposed Floor Layouts

Client Follett Care Limited

Date February 2005

Scale 1 to 100

Drawing No JDA/03/940/P.APP/LAYS.001A
 Rev A February 2006 Layout revised
 following direction from Appeal Decision.



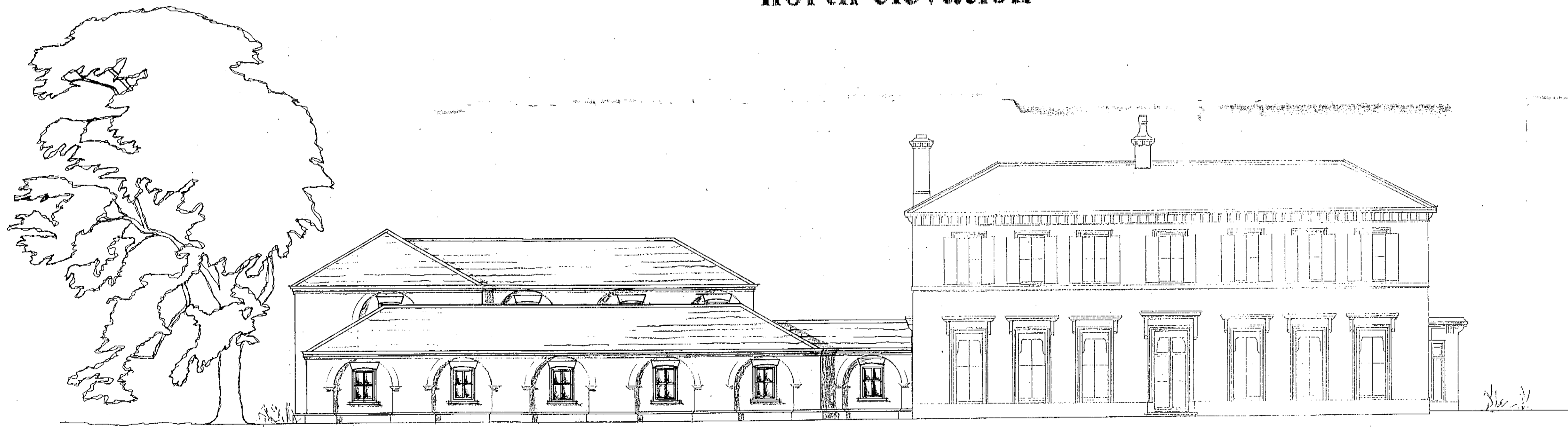
PLANNING APPLICATION DRAWING

9.74
 CL 9.79

MYMWOOD HOUSE
SKETCH SCHEME 4



north elevation



west elevation

JDA

Scale - 1 : 100

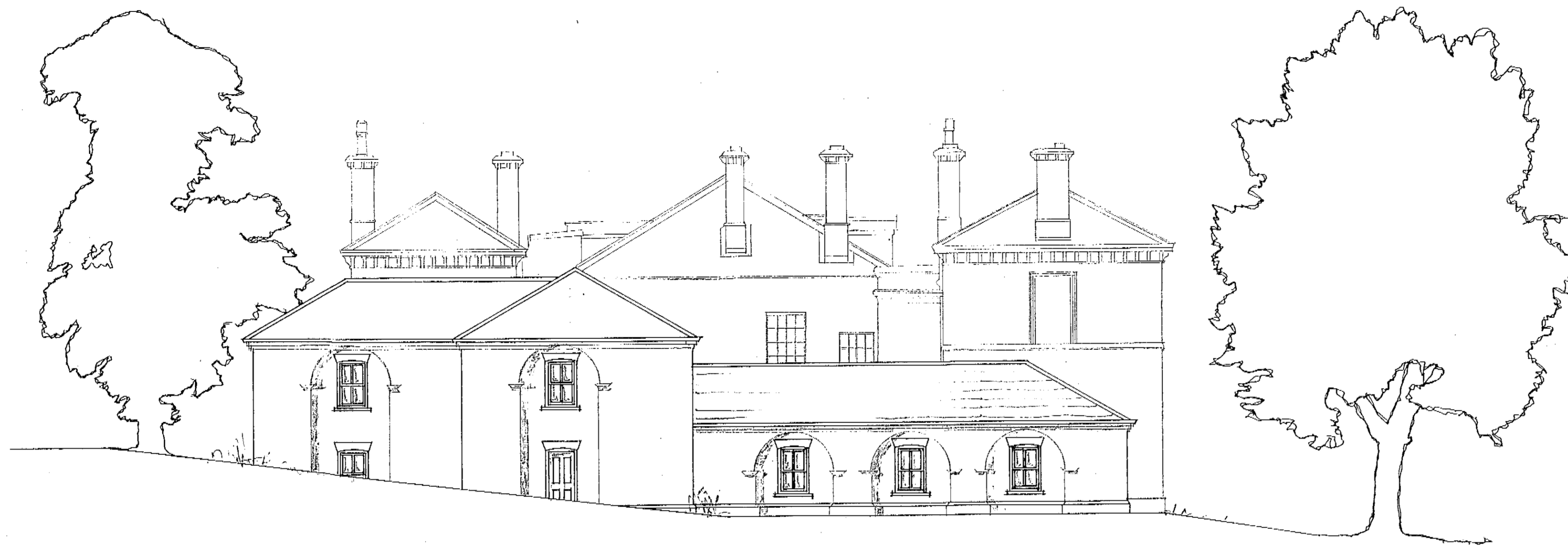
Date Jan. 2006

Notes:

*SCHEME 4:
WALLS IN WHITE LIMEWASHED BRICK OR
WHITE LIME RENDER; WINDOW HEADS & SILLS
TO BE LIMESTONE. ROOF IN WELSH SLATE.
FOR RENDER, WOODEN BRACKET EAVES OR
SIMPLE BRICK CORBLED DETAILS ARE MOST
LOGICAL / PRACTICAL. A LIMEWASH FINISH
COULD BE APPLIED TO MORE INTRICATE BRICK
EAVES AND OTHER DETAILS.*

*THIS IS A SKETCH FOR FURTHER
DISCUSSION. A COMPLETE SET OF DRAWINGS
INCLUDING ALL ELEVATIONS, SECTIONS,
FLOOR AND ROOF PLANS AND LARGE
SCALE DRAWINGS OF DETAILING WILL FOLLOW
GENERAL AGREEMENT ON DESIGN PRINCIPLES.*

**MYMWOOD HOUSE
SKETCH SCHEME 4**



north elevation



west elevation

JDA

Scale - 1 : 100

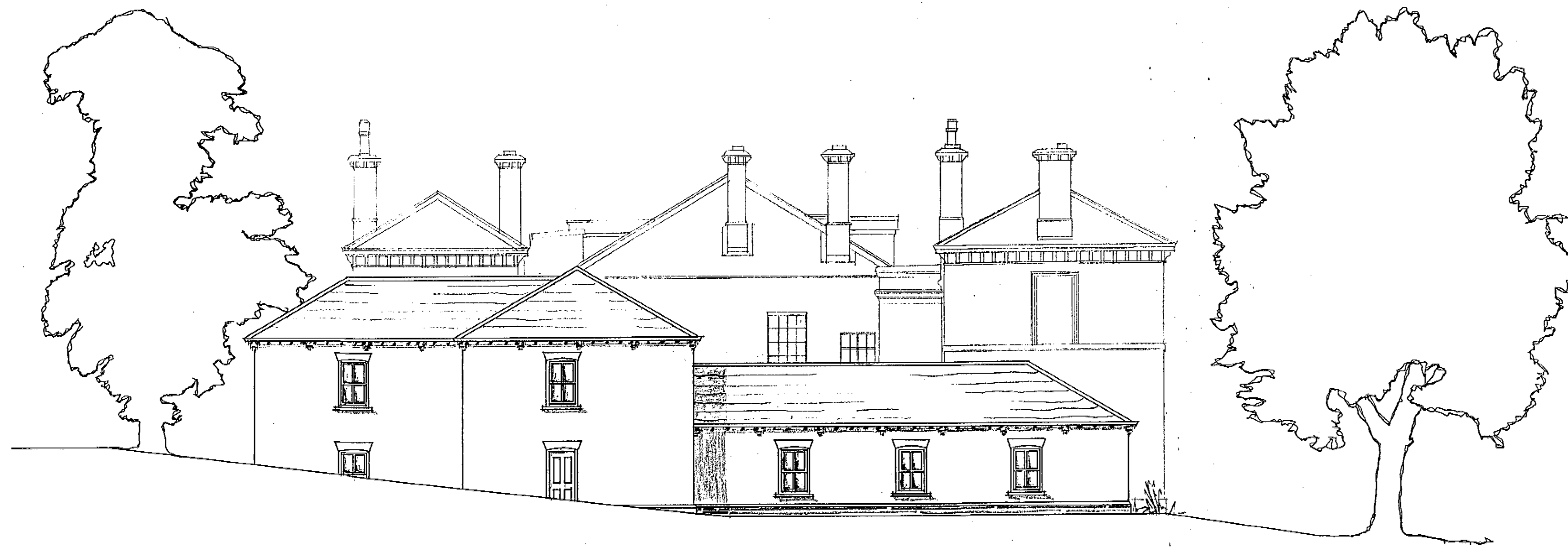
Date Jan. 2006

Notes:

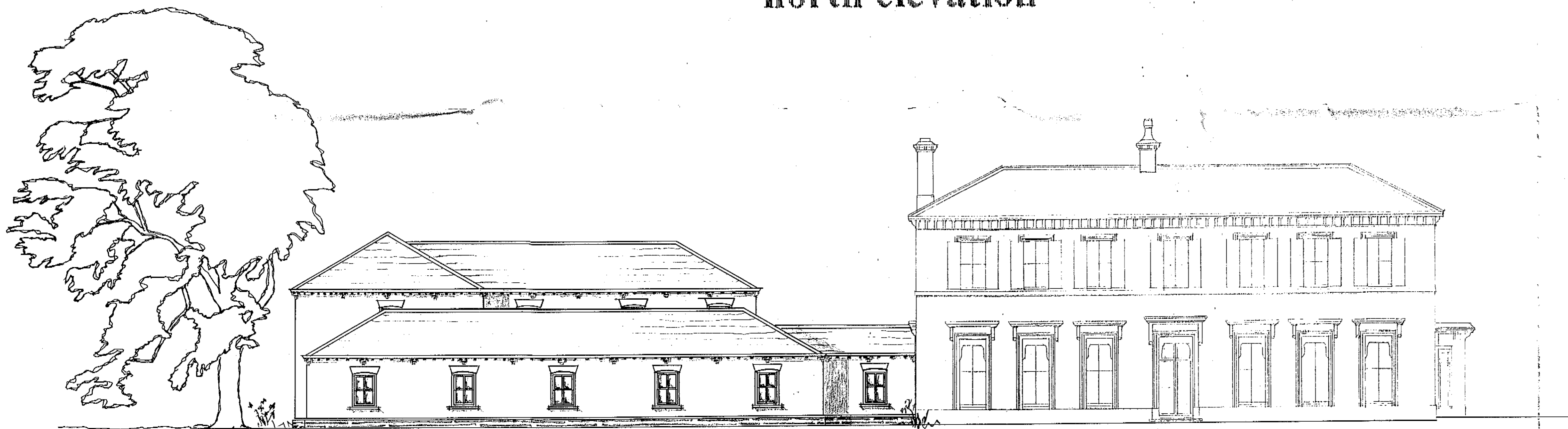
*SCHEME 4:
WALLS IN WHITE LIMEWASHED BRICK OR
WHITE LIME RENDER; WINDOW HEADS & SILLS
TO BE LIMESTONE. ROOF IN WELSH SLATE.
FOR RENDER, WOODEN BECKETT EAVES OR
SIMPLE BRICK CORBLED DETAILS ARE MOST
LOGICAL / PRACTICAL. A LIMEWASH FINISH
COULD BE APPLIED TO MORE INTRICATE BRICK
EAVES AND OTHER DETAILS.*

*THIS IS A SKETCH FOR FURTHER
DISCUSSION. A COMPLETE SET OF DRAWINGS
INCLUDING ALL ELEVATIONS, SECTIONS,
FLOOR AND ROOF PLANS AND LARGE
SCALE DRAWINGS OF DETAILING WILL FOLLOW
GENERAL AGREEMENT ON DESIGN PRINCIPLES.*

MYMWOOD HOUSE
SKETCH SCHEME 2



north elevation



west elevation

JDA

Scale - 1 : 100

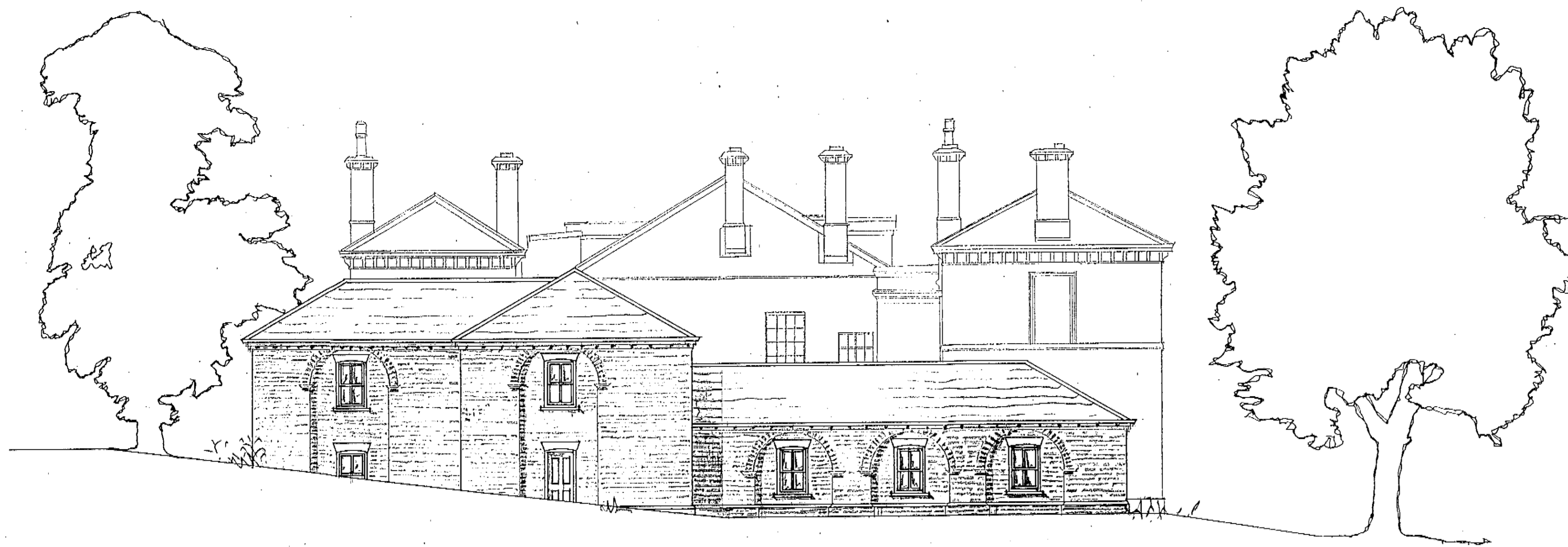
Date Jan. 2006

Notes:

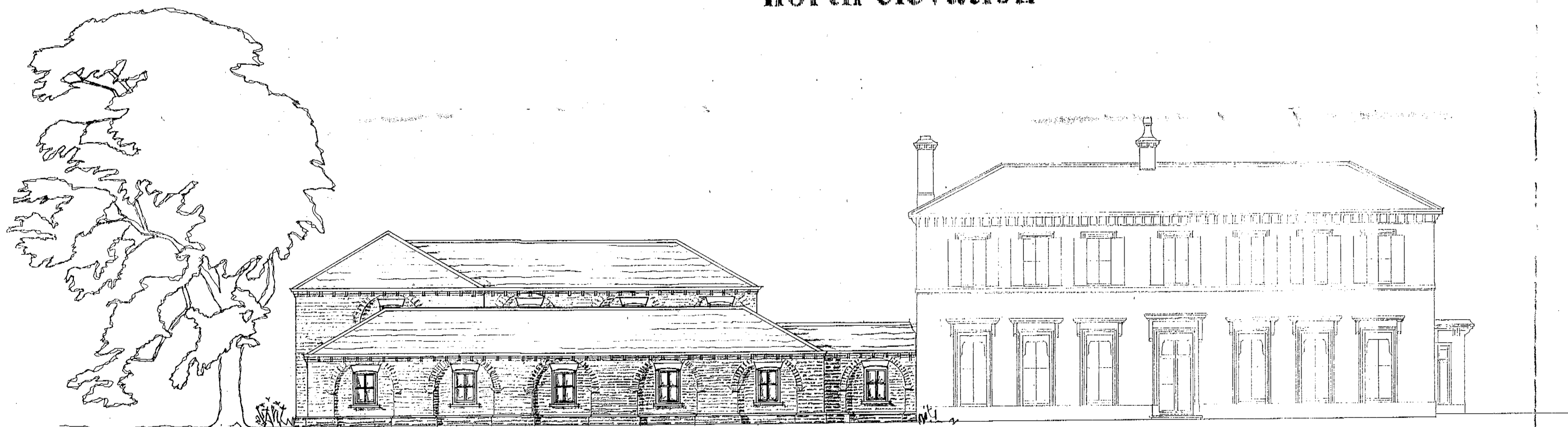
*SCHEME 2
LOCAL STOCK BRICK PLINTH AND EAVES
BRACKETS, WHITE LIME RENDERED WALLS
AND WELSH SLATE EAVES, WHITE LIMESTONE
WINDOW HEADS AND SILLIS.*

*THIS IS A SKETCH FOR FURTHER DISCUSSION.
A COMPLETE SET OF DRAWINGS INCLUDING ALL
ELEVATIONS, SECTIONS, FLOOR AND ROOF
PLANS AND LARGE SCALE DRAWINGS OF
DETAILING WILL FOLLOW GENERAL AGREE-
MENT ON DESIGN PRINCIPLES.*

MYMWOOD HOUSE
SKETCH SCHEME 3



north elevation



west elevation

JDA

Scale - 1 : 100

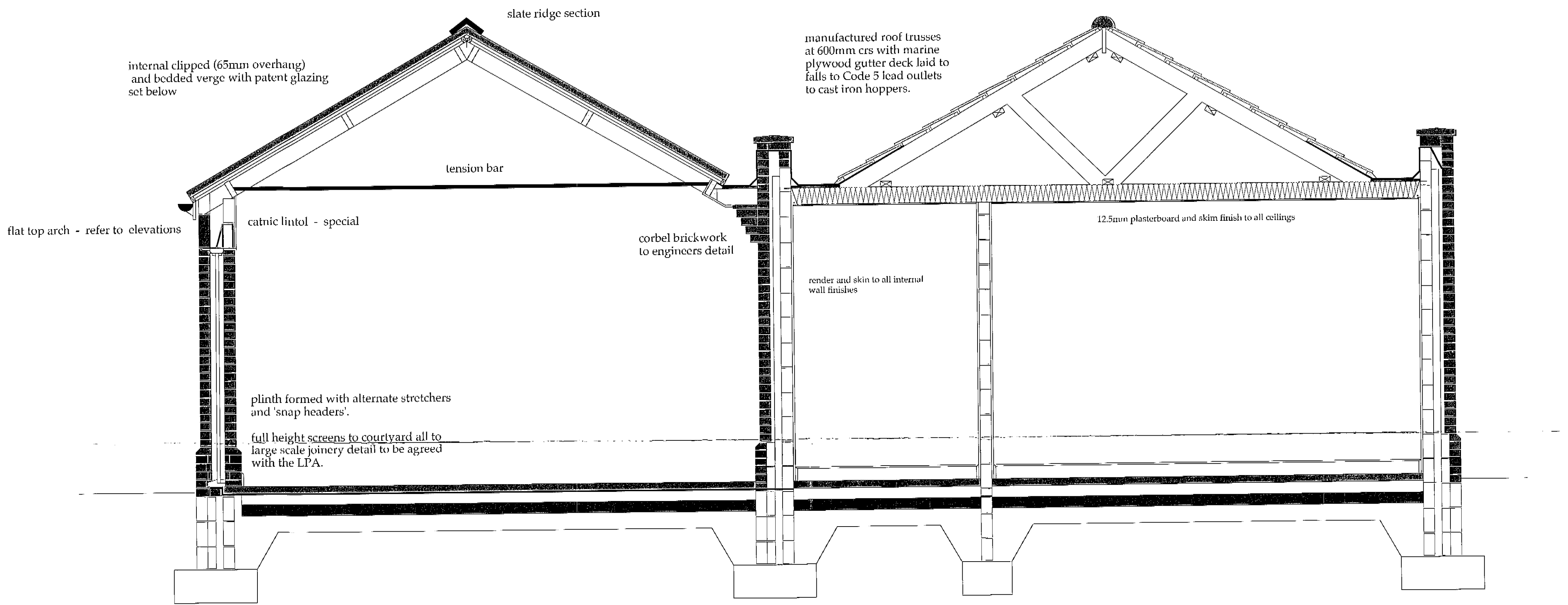
Date Jan. 2006

Notes:

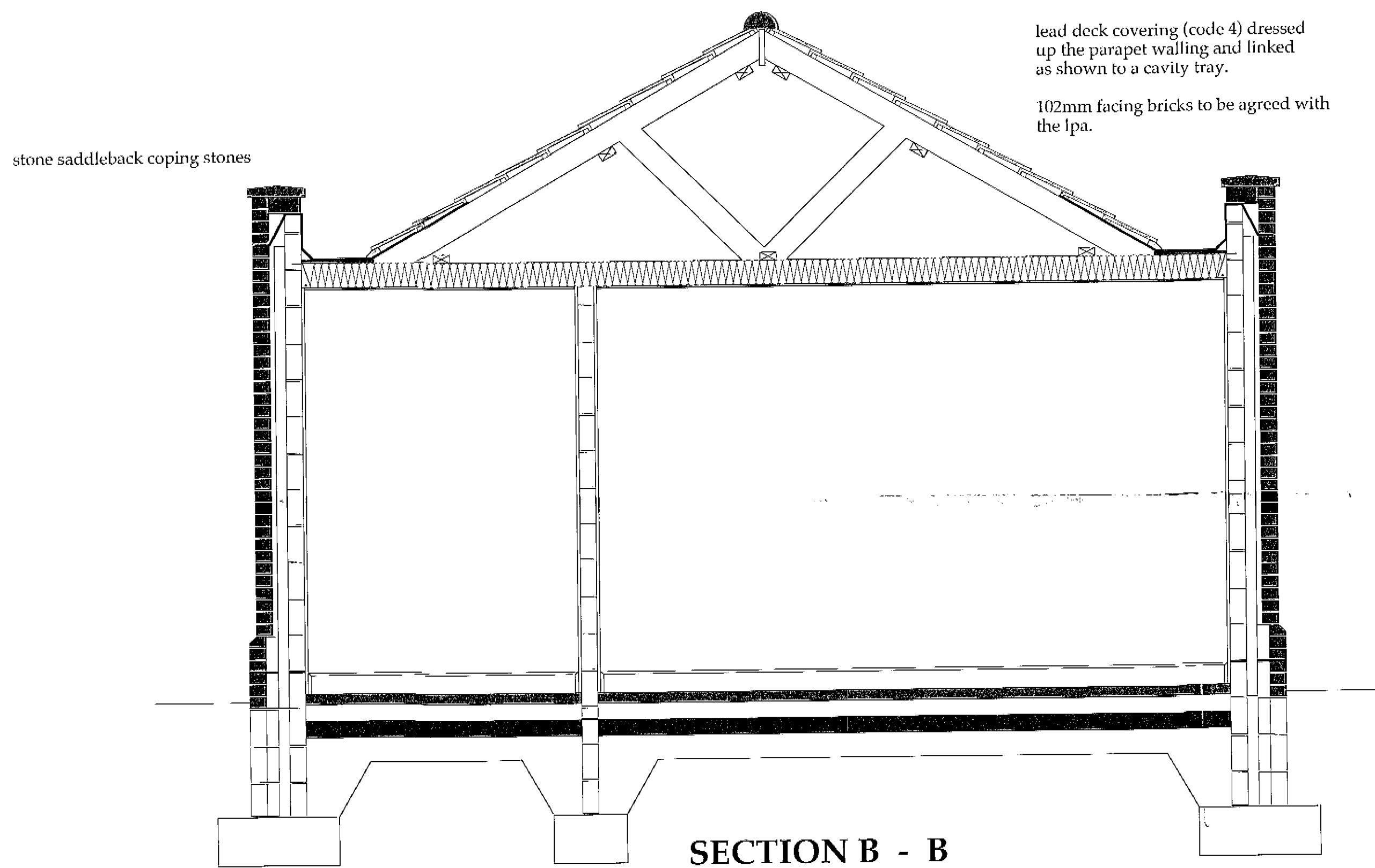
SCHEME 3
LOCAL STOCK BRICKS WITH SELECTED DARKER
BRICKS TO ARCHES AND PLINTH. NORTH ELEV
SHOWS G.I. GUTTER ON CORBLED EAVES, WEST
ELEVATION SHOWS WOODEN BRACKETS TO BRK
GUTTER.
ROOF TO BE WELSH SLATE.

*THIS IS A SKETCH FOR FURTHER
DISCUSSION. A COMPLETE SET OF DRAWINGS
INCLUDING ALL ELEVATIONS, SECTIONS,
FLOOR AND ROOF PLANS AND LARGE
SCALE DRAWINGS OF DETAILING WILL FOLLOW
GENERAL AGREEMENT ON DESIGN PRINCIPLES.*

PLANNING APPLICATION DRAWING



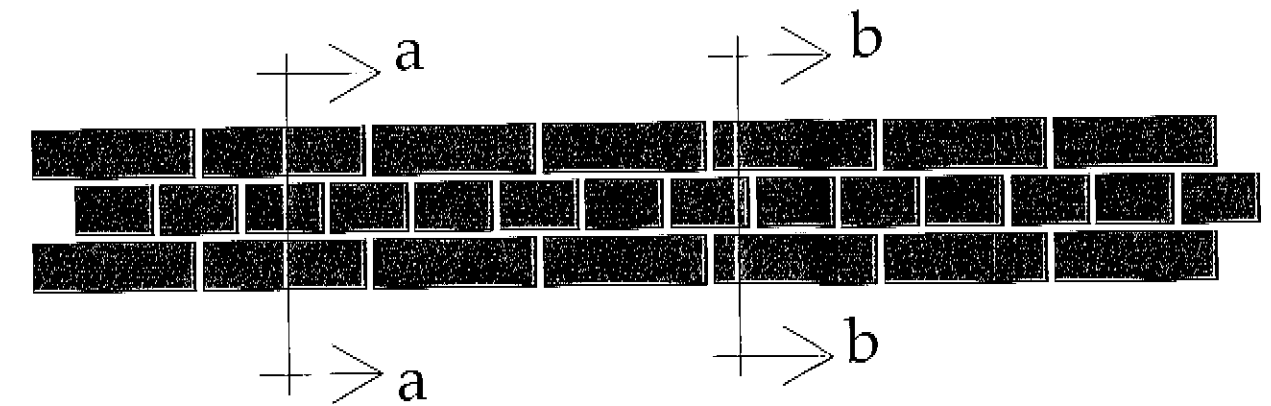
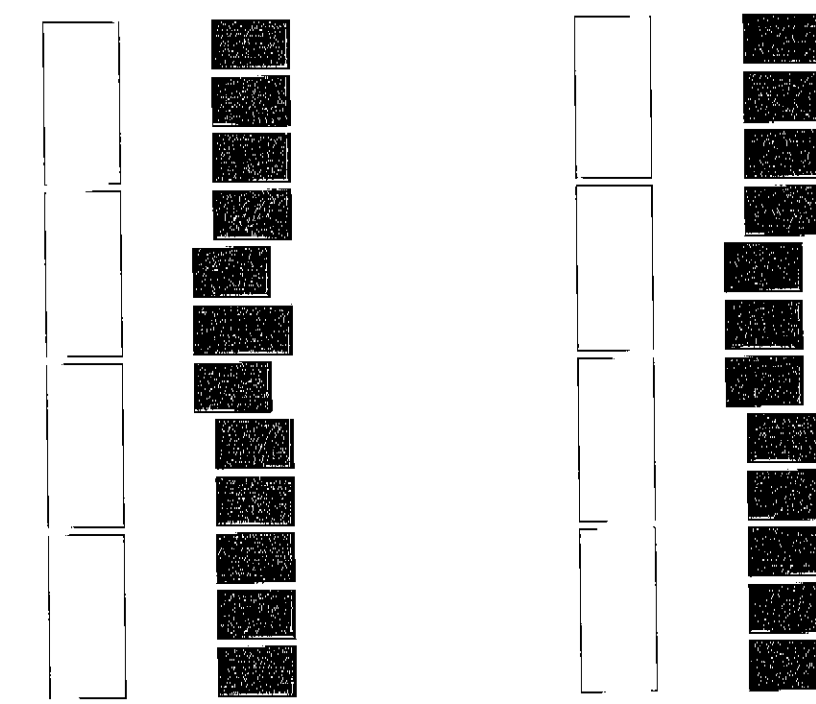
SECTION A - A



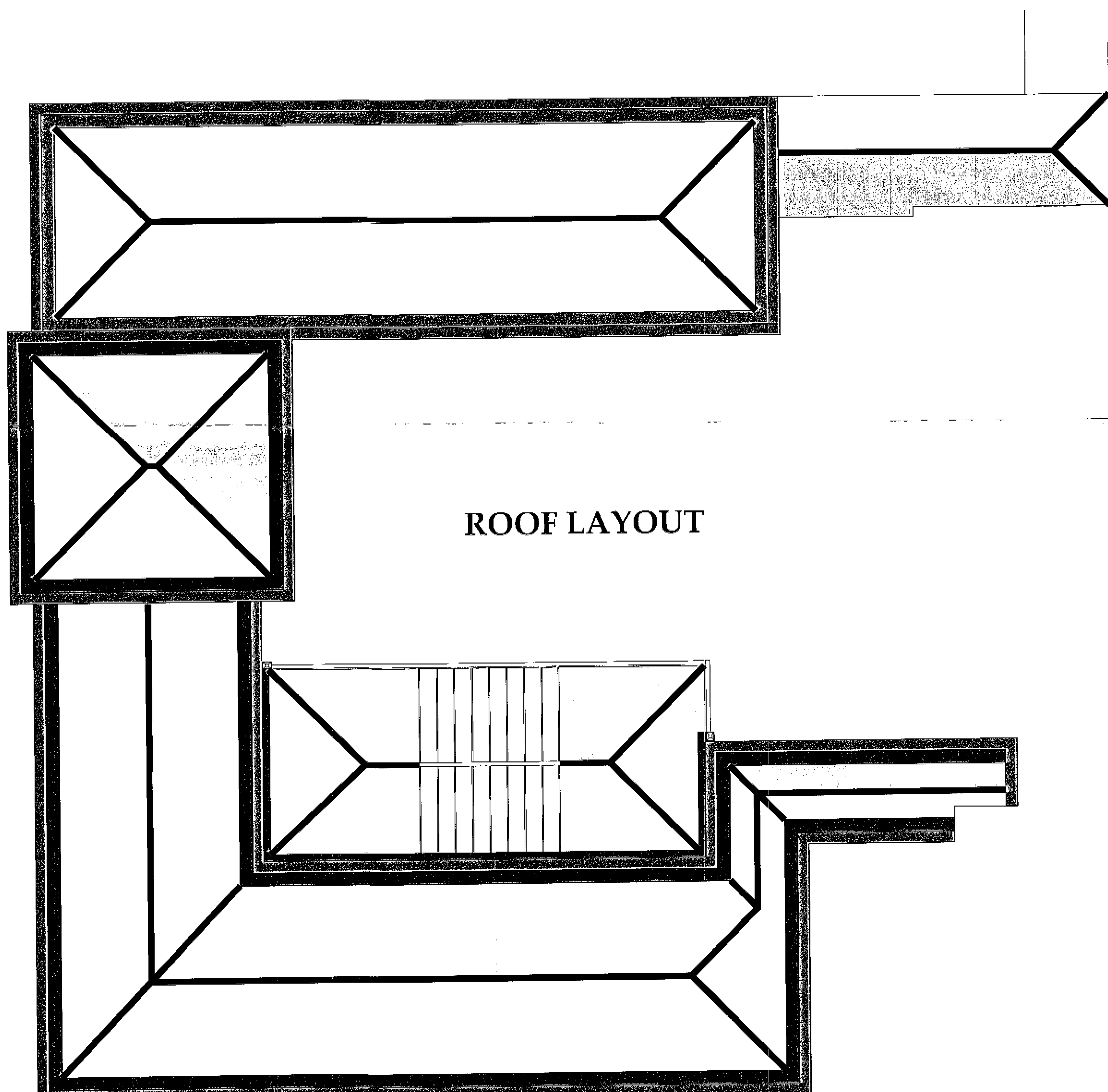
SECTION B - B

MATERIALS SCHEDULE

- ROOF : NATURAL WELSH SLATES WITH RED CLAY RIDGE TILES.
- PARAPETS AND WINDOW CILLS : RE-CONSTITUTED LIMESTONE WITH SAMPLES TO BE AGREED AS RESERVED MATTERS.
- RAINWATER GOODS : BLACK ALUMASC HERITAGE PATTERN HOPPER HEADS AND SQUARE SECTION DOWNPIPES.
- BRICKS : LOCAL TYPE STOCK FACING BRICK LAID ON MORTAR MIXED WITH LOCAL SAND. SAMPLES OF BRICKS AND MORTAR TO BE AGREED AS RESERVED MATTERS.
- JOINERY : WINDOWS TO BE FSC CERTIFICATED SOFTWOOD PAINTED (NOT STAINED) BLACK. SECTIONS SHOWING SIZES, MOULDINGS ETC TO BE AGREED AS RESERVED MATTERS.
- EXTERNAL DOORS TO BE 150 x 18mm T & G BOARDS ON LEDGED AND BRACED FRAME - BLACK PAINTED.
- PAINTS AND FINISHES : TO BE NON SOLVENT BASED GLOSS TO JOINERY AND WATERBASED TO PLASTERWORK APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECS.



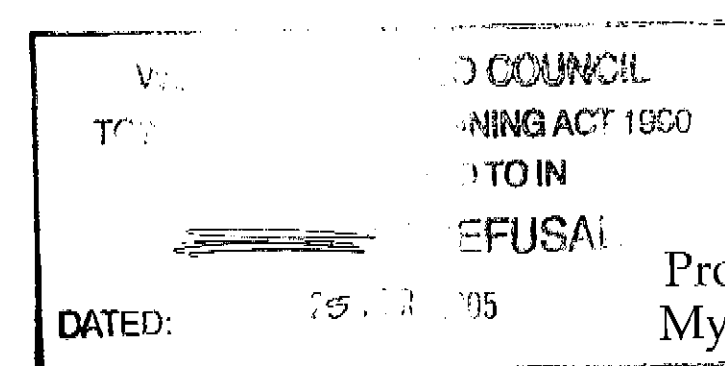
FLATBAND DETAIL



ROOF LAYOUT

John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167



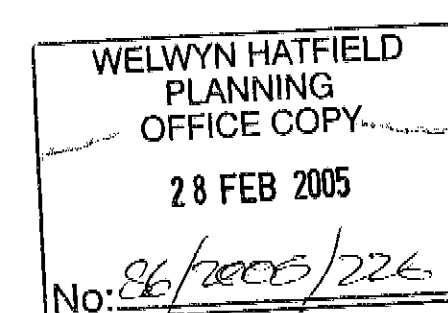
Proposed Extension to Care Home at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Proposed Sections

Client Follett Care Limited

Date February 2005

Scale 1 to 50

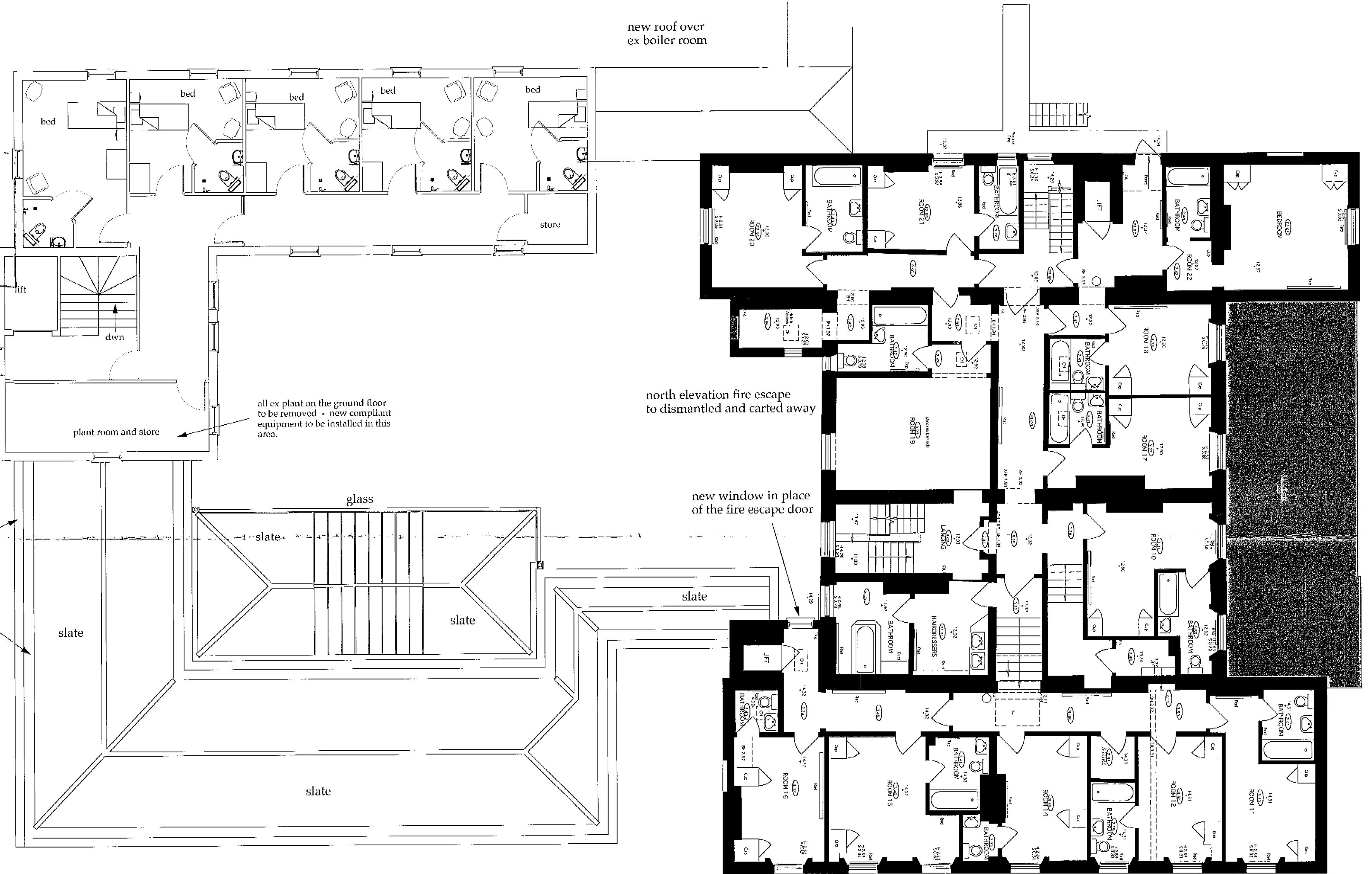


Drawing No JDA/03/940/P.APP/SECTS.001

John Dickie Associates
 Manor Barn,
 Wilsthorpe,
 Stamford,
 Lincs
 Pe9 4pe

Tel 01778 560811
 Fax 01778 561167

DATED: 25th APR
 WELWYN HATFIELD
 PLANNING
 OFFICE COPY
 28 FEB 2005
 No: 56/2005/226



Gross floor area is 608 sq m
 Planning fee is therefore 9 x 220 = £1980

FIRST FLOOR

Proposed Extension to Care Home at
 Mymwood House, Shepherds Way,
 Brookmans Park, AL9 6NN

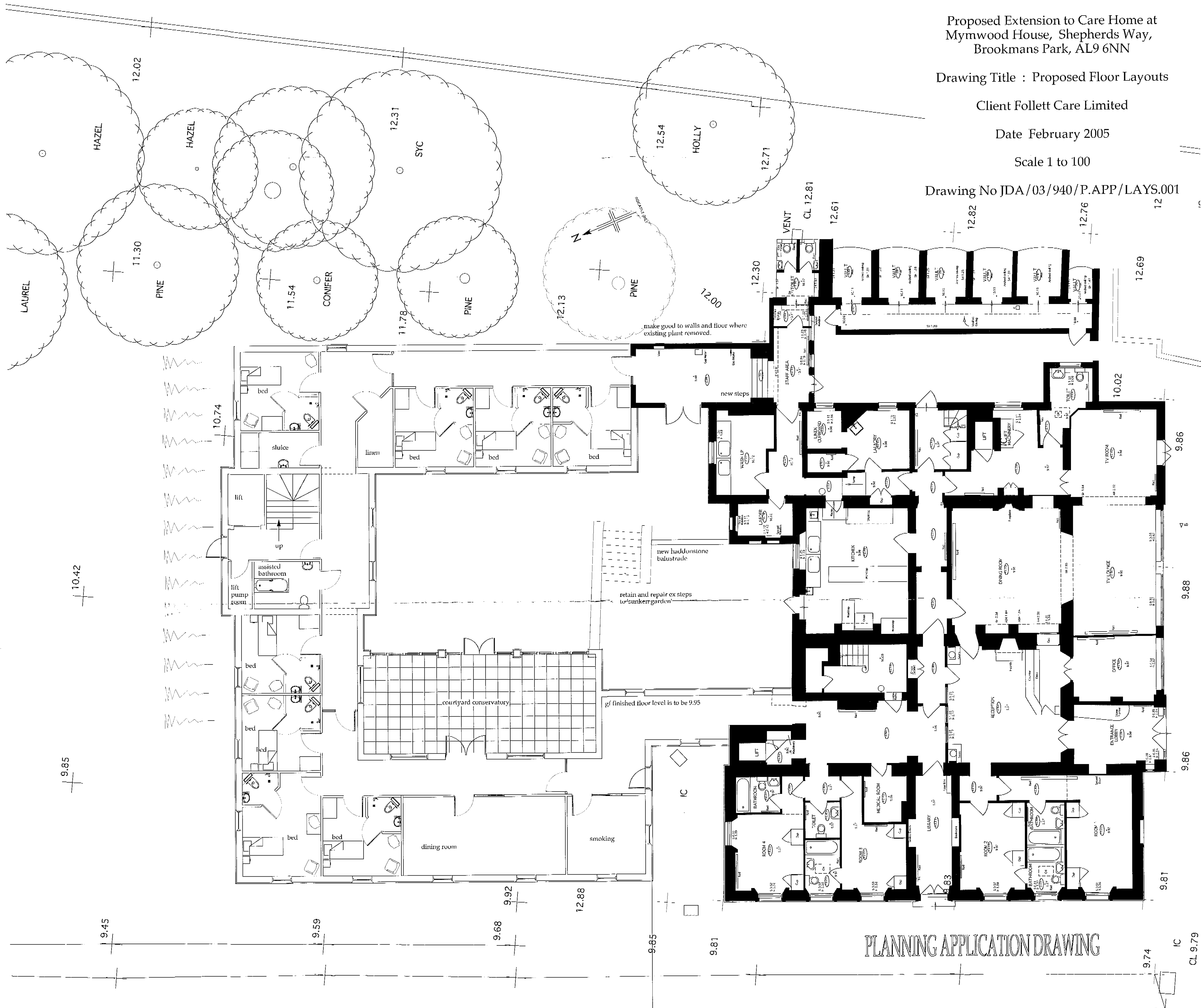
Drawing Title : Proposed Floor Layouts

Client Follett Care Limited

Date February 2005

Scale 1 to 100

Drawing No JDA/03/940/P.APP/LAYS.001



PLANNING APPLICATION DRAWING

IC 9.74 CL 9.79



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2005/226/LB

ALTERATIONS AND EXTENSION TO CARE HOME

at: MYMWOOD HOUSE SHEPHERDS WAY, BROOKMANS PARK, HATFIELD,

Agent Name And Address

JOHN DICKIE ASSOCIATES
MANOR BARN,
WILSTHORPE,
STAMFORD,
LINC
PE9 4PE

Applicant Name And Address

FOLLETT CARE HOME
MYMWOOD HOUSE
SHEPHERDS WAY,
BROOKMANS PARK,
HATFIELD,
AL9 6NN

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the grant of listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 28/02/2005 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse listed building consent for the works proposed is/are:-

1. The design, scale and location of the proposed extension fail to respect the character, appearance, setting and historic form of this Grade II Listed building. This is contrary to Policy R25 of the Welwyn Hatfield District Plan 2005

REFUSED PLAN NUMBER(S): JDA/03/940/P.APP/SITE.001 & JDA/03/940/SUR.001 & JDA/03/940/SUR.002 & JDA/03/940/SUR.003 & JDA/03/940/SUR.004 & JDA/03/940/SUR.005 & JDA/03/940/SUR.006 & JDA/03/940/SUR.007 & JDA/03/940/SUR.008 & JDA/03/940/P.APP/LAYS.001 & JDA/03/940/P.APP/ELEVS.001 & JDA/03/940/P.APP/SECTS.001 & JDA/03/940/OS.001 & 2xPhotographs all received 28th February 2005

Date : 25/04/2005

Chris Conway
Chief Planning and Environmental Health Officer

APPLICATION NO.: S6/2005/226/LB
 EXPIRES: 25/04/2005
 CASE OFFICER: Mr B Borthwick

CALL IN EXPIRY: 1/4/05
 PARISH: NMY
 CTEE/DEL: DEL

LOCATION: MYMWOOD HOUSE SHEPHERDS WAY, BROOKMANS PARK, HATFIELD,

PROPOSAL: ALTERATIONS AND EXTENSION TO CARE HOME

	SENT	COM RECD	EXP		SENT	COM RECD	EXP		SENT	COM RECD	EXP
ACE				AM1				BA1			
BBC				BRO				BPA			
BRP				BRS				BRT			
CAA				CAB				CCC			
CEG				CEO				CGG			
CLA				CON				COS			
CPO				CPR				CSS			
DET				DOT				DTP			
EAG				EAS				ECS			
EE1				EE2				EH1			
EH2				EN				ENF			
ENG				ENV				ERC			
ESS				ETB				FBR			
FOR				GAS				GG1			
GHS				GYP				HBP	1/3		
HCA				HCS				HER			
HMW				HPF				HSE			
HSG				HUS				LAN			
LVW				MAF				NCC			
NCR				NOR				NPF			
NRA				PA1				RC1			
ROW				SPG				STA			
STE				TPO				TVW			
TWA				VS1				WTC			
PA											

ADMINISTRATION OFFICER... KB

NEIGHBOUR LETTER SENT: 1/3/05 DATE OF SITE VISIT: 23/3/05

DATE SITE NOTICE POSTED: 7/3/05 SITE NOTICE EXPIRY: 28/3/05

CLEARED BY: PDCO _____ HODC Sean N. Smith CPO _____
25/4/05

APPROVED/REFUSED PLAN NUMBERS:

DELEGATED REPORT

APPLICATION NUMBER	S6/2005/0225/FP and S6/2005/0226/LB
LOCATION	Mymwood House, Shepherds Way, Brookmans Park, Hatfield
PROPOSAL	Alterations and Extensions to Care Home

THE SITE

Mymwood House was built as a single residential dwelling around 1820 and comprises a detached white painted stucco building with a pitched slate roof with additions dating from the 20th century. The building has been used as a residential care home for the elderly since the mid-1980s and before this had been used as a boarding school from the 1930s. Mymwood House is a Grade II Listed building (as is Mymwood Lodge located to the south) and is accessed via a private driveway off the northern side of Shepherds Way. The site lies within the Metropolitan Green Belt and is to the east of the settlement of Brookmans Park.

The site slopes upwards from west to east and the eastern boundary of the site and that of neighbouring residential development (Lysley Place) comprises a brick retaining wall. Trees to the southern boundary of the site (ie adjacent to Shepherds Way) are protected by Tree Preservation Order No 3 (Group 72).

THE PROPOSAL

The application seeks permission for the erection of a part single, part two-storey and part three-storey extension to be attached at ground floor level to the northern side of the existing building. The existing flat-roofed prefabricated additions are to be removed. The proposed extension is to be U-shaped around a central courtyard and it is to have a footprint of dimensions 26.5m in width and 20.5m in depth. The single storey part is to be located to the front of the site (ie western side) with a three-storey lift structure located more centrally and a two-storey block to the rear (west) of the site. The proposed extension is to have pitched roofs of natural Welsh slates and red clay ridge tiles, external facing walls are to be brick, parapets and window cills are to be re-constituted limestone and windows are to be painted softwood.

The total number of single occupancy bedrooms for residents in the present building is 22, 5 of which are within the prefabricated structures that are to be demolished. The proposed extension is to provide 13 additional bedrooms (bringing the resultant total bedrooms to 30) together with ancillary accommodation. At ground floor level the proposal is to provide 8 bedrooms and ancillary space together with new dining and smoking rooms. At first floor level, the proposal is to provide a further 5 bedrooms, plant room and store and this accommodation is served by a centrally located lift. A glazed conservatory is proposed within the central courtyard.

There are to be alterations to the existing building in two locations on its northern elevation where the proposed extension is to be connected. No changes are proposed to the existing internal layout of the listed building.

The application is accompanied by a photographic survey and a supporting planning statement that includes sections on historical analysis, a listed building assessment, Information on residential care home provision (including national minimum standards for care homes for older people) and comments on the planning context.

PLANNING HISTORY

- S6/1985/601/FP Construction of fire escape stairs in connection with change of use of existing building to old peoples home - Granted
- S6/1984/519/FP Change of use from boarding school to residential home for the elderly – Granted
- S6/1983/592/FP Change of use from school house to office - Refused

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Planning Policy Guidance Note 2 (PPG2): Green Belts
Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment

Hertfordshire Structure Plan Review 1991- 2011:
Policy 5: Green Belts
Policy 38: Critical Capital and Other Environmental Assets

Welwyn Hatfield District Plan 2005:
GBSP1 – Definition of Green Belt
RA1 – Development in the Green Belt
D1 – Quality of Design
D2 – Character and Context
R25 – Works to Listed Buildings
CLT17 – Care in the Community
Supplementary Design Guidance (Statement of Council Policy)
Parking Standards (Adopted January 2004)

REPRESENTATIONS

Neighbouring occupiers:

Adjacent owners/occupiers were notified of the applications by letter sent on 1 March 2005. The applications were also advertised by the display of a site notice posted on 7 March 2005.

No comments from third parties have been received.

Parish Council:

North Mymms Parish council has not commented on the applications.

BEAMS (Built Environment Advisory and Management Service):

Recommends refusal (see discussion)

Welwyn Hatfield Access Group:

Request that the application be considered subject to the standards and criteria outlined in the current District Plan and that planning approval is conditional on

compliance with detailed access requirements. Also that application, where appropriate, is considered against criteria outlined in the Building Regulations Part M and BS8300 Code of Practice.

DISCUSSION

The main issues relate to the acceptability of the proposed extension in terms of their impact on the Grade II Listed Building and whether an extension of this size and in this location would be appropriate development within the context of the Metropolitan Green Belt, and also whether the proposal complies with the policy relating to residential homes for the elderly.

Green Belt considerations

PPG2 sets out Government policy on Metropolitan Green Belts. Paragraph 3.1 states that: -

"The general policies controlling development in the countryside apply with equal force in the Green Belt but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances"

Policy 5 of the Hertfordshire Structure Plan and Structure Plan Review and Policy RA1 of the Welwyn Hatfield District Plan 2005 reflect the guidance as set out in PPG2 and identify those forms of development that are considered appropriate in the Green Belt (eg mineral extraction, agriculture, sport and recreation). Because Mymwood House is not a single family dwelling, Policy RA3 of the Welwyn Hatfield District Plan 2005 is not applicable here (ie this is not an extension to a dwelling). A residential care home is not one of those uses acceptable in the Green Belt, and therefore this proposal is for what constitutes "inappropriate" development within the Green Belt. It will be necessary therefore for the applicant to demonstrate that there are very special circumstances of sufficient weight to overcome the presumption against such inappropriate development in the Green Belt.

Gross floorspace figures are as follows: the original listed building has a total of 1353 sq m gross floorspace, (not 13523 sq.m as stated on the application forms) comprising 600 sq m at ground floor level, 438 sq m at first floor, 185 sq m at second floor and 130 sq m in the form of prefabricated single storey extensions to the northern side of the building. The applicant states that the proposal is for 608 sq m of additional floorspace. Taking the removal of the existing single storey prefabricated structures into account, the proposed extension therefore represents a net increase in floorspace of 478 sq m or 35% over and above the size of the existing building.

It is considered that the form and location of the extension proposed represents an unacceptable increase in the overall bulk and size of this building within the Green Belt. An extension of this size and design would make the building significantly more prominent visually, and this is particularly unacceptable in terms of its impact on open Green Belt land to the west.

Furthermore, it is considered that the supporting statement accompanying the applications does not form a robust argument for the setting aside of national and

District Plan Green Belt policy in this case. Although the document provides some background information in a national policy context with regard to residential care home provision and explains that proposals are necessary to meet national minimum standards of care homes for old people set out by the Department of Health in 2003, the document fails to provide sufficient specific information about local need, in particular, whether such need is likely to be accommodated in care homes within existing settlements (i.e. outside the Green Belt). Under Policy CLT17, the Council's preferred location for residential homes for the elderly is within residential areas where they are close to essential facilities. This proposal fails to comply with this policy.

Design and Listed Building considerations

This is a Grade II Listed Building. Policy R25 of the Welwyn Hatfield District Plan 2005 states that permission will be refused for any proposal which would adversely affect the historic character or architectural quality of a Listed Building or its setting. Listed Building consent will not be granted for any extension or external or internal alterations to buildings of special architectural or historic importance unless all the following criteria are satisfied:

- (i) New works respect the character, appearance and setting of the building in terms of design, scale and materials;
- (ii) Architectural or historic features which are important to the character and appearance of the building (including internal features) are retained unaltered;
- (iii) The historic form and structural integrity of the building are retained; and
- (iv) Full detailed drawings of the proposed works are submitted with the application.

It has been Mr Craig's view in the course of pre-application discussions that any extensions to this listed building would require very careful handling. The building sits on an elevated site, which is prominent from lower ground in the vicinity and from high ground across the valley to the north. Alternative forms of development were explored at a meeting with the architect and agent in December 2004. Rather than a two storey replica of the existing building sited nearby and connected to it by a link, it was suggested that a smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard would be more appropriate.

Mr Craig considers that the applicant has responded partly to the suggestions made at the meeting in December 2004, but he is not satisfied with the combination, in the location and form proposed, of one and two storey accommodation. Mr Craig considers that the large tall block on the north elevation is particularly bulky and unattractive. It seems be wasteful of space on the upper level which is occupied by a lift, plant room, staircase and questionable circulation space. This block protrudes awkwardly into the proposed courtyard, as does the proposed conservatory. Perhaps with appropriate hard and soft landscaping the courtyard space can be treated in a manner that will render it more practical and visually acceptable.

When Mr Craig and I visited the site on 23 March 2005, we discussed the possibility of locating the two storey block, if one is required, at the rear of the site i.e. on the eastern side of the courtyard, although a simple extension incorporating a single storey block ranged around an attractive courtyard would be preferred. However, Mr

Craig considers that, although the design of the proposals represents an improvement on the original scheme submitted at pre-application stage, in their present form he could not recommend approval.

The proposals do not respect the character, appearance and setting of the building in terms of design and scale and will detract from the appearance of the existing building to the detriment of the character and appearance of the Listed Building as a whole.

Parking Matters

The applicant does not propose any additional car parking. The existing building is served by two car parking areas, the smaller of the two immediately to the south of the building and the main car park to the east of the building.

The total number of single occupancy bedrooms for residents in the present building is 22, 5 of which are within the prefabricated structures that are to be demolished. The proposal is for an additional 13 bedrooms bringing the resultant total bedrooms to 30. The applicant states that there are 24 full-time and 4 part time staff currently employed on the site and that this will not change as a result of the proposals.

According to the Adopted Parking Standards, the maximum requirement for car parking provision for Class C2 residential institutions (elderly persons residential & nursing homes – Category 3) is 0.25 space per resident and parking for resident staff is based on the general needs standard. Therefore for a proposed total of 30 single occupancy bedrooms the maximum requirement would be 7.5 spaces.

It is considered therefore that there would be no requirement for additional car parking and that existing provision is adequate because there is ample space within the larger of the two car parking areas to accommodate this number of vehicles. In any event, the site is a significant distance from Shepherds Way and so there would not be likely to be parking overspill onto this public highway.

Other matters

The proposal would not bring about any impact on trees to the southern boundary of the site (ie adjacent to Shepherds Way) that are protected by Tree Preservation Order No 3 (Group 72).

CONCLUSION

The extension proposed represents inappropriate development in the Green Belt and an unacceptable increase in the size and bulk of the existing Listed building. On account of its design, size and location, it is likely that the proposal would be prominent and therefore detrimental to the open character of this area of the rural Green Belt. Furthermore, the applicant has failed to demonstrate that there are very special circumstances of sufficient weight to overcome the presumption against such inappropriate development within the Green Belt.

The proposal is contrary to the aims of Policy RA1 of the Welwyn Hatfield District Plan 2005 and the advice contained in PPG2.

The design, scale and location of the proposed extension fail to respect the character, appearance, setting and historic form of this Grade II Listed building. This is contrary to Policy R25 of the Welwyn Hatfield District Plan 2005.

RECOMMENDATIONS

That planning application **S6/2005/0225/FP** be **REFUSED** for the following reasons:

REASONS:

1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan Review 1991- 2011 and the Welwyn Hatfield District Plan 2005, wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is an inappropriate use within the Green Belt. On account of its design, size and location the extension would be prominent and therefore detrimental to the open character of this area of the rural Green Belt. This is contrary to Policy 5 of the Hertfordshire County Structure Plan Review 1991-2011, Policy RA1 and CLT17 of the Welwyn Hatfield District Plan 2005 and the advice contained in PPG2. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.
2. The proposed extension is not designed to complement and reflect the design and character of the existing building. The proposal fails to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

That application **S6/2005/0226/LB** for Listed Building consent be **REFUSED** for the following reasons:

REASONS:

1. The design, scale and location of the proposed extension fail to respect the character, appearance, setting and historic form of this Grade II Listed building. This is contrary to Policy R25 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

Site location plan (scale 1:1250)

JDA/03/940/SUR.001
JDA/03/940/SUR.002
JDA/03/940/SUR.003
JDA/03/940/SUR.004
JDA/03/940/SUR.005
JDA/03/940/SUR.006

JDA/03/940/SUR.007
JDA/03/940/SUR.008

JDA/03/940/P.APP/SITE.001
JDA/03/940/P.APP/SECTS.001
JDA/03/940/P.APP/LAYS.001
JDA/03/940/P.APP/ELEVS.001

Signature of report writer .....

Date 22 April 2005.....

SITE VISIT SHEET

File ref: 56/2005/225 FP or 226LB

Site location: Myrwood House, Stapleford Way, Bracknash Park

Date: 23/3/2005

Officer present: BB

Correct neighbours notified: Yes / No

Site notice displayed: Yes / No / NA

MAIN OBSERVATIONS:

- Existing Gate II Listed building
- 1960's prefabricated structures to northern side (ok to remove)
- Extension to big (height particularly)
- Detrimental to listed buildings
- NGB - inappropriate development.

Mymwood House, Shepherds Way, Brookmans Park, Hatfield

Western elevation



Southern elevation



Northern elevation



Northern elevation 2



TL 20 SE

NORTH MYMMS

Brookmans Park
SHEPHERD'S WAY
(north side)

12/266

Mymwood School,
formerly Mimmwood

26.10.83

-
II

House. Circa 1820, converted to school 1932. C17 timber frame bay at NE corner. Alterations c.1840 and C20. Painted stucco. Slate roofs. Square plan, the 2-storey parts forming H shape. Entrance elevation is 1:4:1 windows, the left and right projections with bracketed eaves. Recessed sash windows. Central conservatory with 3 windows and modillioned porch on left. 7-window W elevation of c.1840 continues bracketed cornice band. Ground and 1st floor windows with moulded frames, central one pedimented. Interior has square entrance hall with mutule cornice and circular field with bay leaf surround. The N side has passage marked by side Doric columns. Most doorcases of ground and 1st floors intact. Rear central cast iron staircase with palmette features.

TL 20 SE

NORTH MYMMS

Brookman's Park
SHEPHERD'S WAY
(north side)

12/267

Mymwood Lodge

-
GV

II

Lodge. C1840. Single storey lodge to Mymwood School. Painted stucco. Slate hipped roof. L-shape. Forward projecting left part has central 4-panel door with plain hood on large curved brackets. 1 8/8-pane recessed sash window each side, and another in right hand part. Tall central stack. Included for group value.



**WELWYN
HATFIELD
COUNCIL**

COM

Kevin Steptoe
Head of Development Control

Mr John Dickie
John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
LINCOLNSHIRE PE9 4PE

Reply To: Ben Borthwick at
the address below
Our Ref: S6/2005/0225/FP & 226/LB
Your Ref: JDA/03/940
Date: 12 April 2005
Direct Tel: 01707 357249
Fax: 01707 357255
Email: b.borthwick@welhat.gov.uk

Dear Mr Dickie

**PLANNING APPLICATION S6/2005/0225/FP AND LISTED BUILDING APPLICATION
S6/2005/0226/LB FOR ALTERATIONS AND EXTENSIONS TO CARE HOME AT
MYMWOOD HOUSE, SHEPHERDS WAY, BROOKMANS PARK, HATFIELD**

I am writing with reference to the above planning and Listed Building applications received on 28 February 2005.

I have now been able to obtain Russ Craig's assessment of the design of the proposed extension to this Grade II Listed Building and I shall outline his comments below. First, however, I must address the other major consideration here - the impact the proposals may have on the Metropolitan Green Belt. It is the Council's view the extension proposed represents an unacceptable increase in the overall bulk and size of the Listed Building. An extension of this size and design would make the building significantly more prominent visually, and this is particularly unacceptable in terms of its impact on open Green Belt land to the west.

Furthermore, I consider that the supporting statement accompanying the applications does not form a robust argument for the setting aside of national and District Plan Green Belt policy in this case. Although the document provides some background information in a national policy context with regard to residential care home provision and explains that proposals are necessary to meet national minimum standards of care homes for old people set out by the Department of Health in 2003, the document fails to provide specific information about local need and whether such need is likely to be accommodated in care homes within existing settlements (ie outside the Green Belt).

It has been Mr Craig's view from the start that any extensions here would require very careful handling. The building sits on an elevated site, which is prominent from lower ground in the vicinity and from high ground across the valley to the north. Alternative forms of development were explored at a meeting with you and Richard Donoyou in December 2004. Rather than a two storey replica of the existing building sited nearby and connected to it by a link, it was suggested that a smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard would be more appropriate.

Council Offices, The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE
DX 30075 Welwyn Garden City 1
Tel: 01707 357 000
www.welhat.gov.uk



Mr Craig considers that you have responded partly to the suggestions made but he is not satisfied with the combination, in the location and form proposed, of one and two storey accommodation. Russ considers that the large tall block on the north elevation is particularly bulky and unattractive. It seems be wasteful of space on the upper level which is occupied by a lift, plant room, staircase and questionable circulation space. This block protrudes awkwardly into the proposed courtyard, as does the proposed conservatory. Perhaps with appropriate hard and soft landscaping the courtyard space can be treated in a manner that will render it more practical and visually acceptable.

When Mr Craig and I visited the site on 23 March 2005, we discussed the possibility of locating the two storey block, if one is required, at the rear of the site i.e. on the eastern side of the courtyard, although a simple extension incorporating a single storey block ranged around an attractive courtyard would be preferred. We set aside the question of the internal alterations to the existing house until we had an opportunity to inspect these on a separate visit. However, Mr Craig considers that, although the design of the proposals represents an improvement on the original scheme, in their present form he could not recommend approval.

As the proposals stand they are unacceptable for the reasons outlined above. Unfortunately, I am not able to suggest there may be way forward in terms of amending the proposals at this stage because of what amount to fundamental objections to the scheme on both Green Belt and Listed building grounds.

I am required to adhere to strict performance targets and because the applications must be determined before the expiry of the eight-week period (25 April 2005) I will be writing a report recommending refusal under Officer-delegated powers in due course.

Please contact me should you wish to discuss any of the matters raised above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Borthwick', with a long horizontal flourish extending to the right.

Ben Borthwick
Senior Planning Officer

**WELWYN HATFIELD COUNCIL
MEMORANDUM**

To: Ben Borthwick
From: Russ Craig
Ref: S6/2005/226/LB
Date: 5 April 2005

PROPOSED ALTERATIONS AND IMPROVEMENTS, AND ADDITIONAL CARE HOME FACILITIES AT MYMWOOD HOUSE, SHEPHERD'S WAY, BROOKMANS PARK

I refer to your letter of 1 March 2005 and subsequent site visit. I last wrote to Mike Wright on 20 April 2004 and you will recall that you and I met the architects at you offices several months ago.

It has been my view from the start that any extensions here would require very careful handling. The building sits on an elevated site which is prominent from lower ground in the vicinity and from high ground across the valley to the north. Alternative forms of development were explored at our meeting. Rather than a two storey replica of the existing building sited nearby and connected to it by a link, it was suggested that a smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard would be more appropriate.

Mr Dickie has responded partly to our suggestions but I am not satisfied with the combination, in the location and form proposed, of one and two storey accommodation. The large tall block on the north elevation is particularly bulky and unattractive. It seems be wasteful of space on the upper level which is occupied by a lift, plant room, staircase and questionable circulation space. This block protrudes awkwardly into the proposed courtyard as does the proposed conservatory. Perhaps with appropriate hard and soft landscaping the courtyard space can be treated in a manner which will render it more practical and visually acceptable.

At our site visit we discussed the possibility of locating the two storey block, if one is required, at the rear of the site i.e. on the eastern side of the courtyard, although a simple extension incorporating a single storey block ranged around an attractive courtyard would be preferred. We also set aside the question of the internal alterations to the existing house until we had an opportunity to inspect these on a separate visit.

In summary, the proposals are an improvement on the original scheme. However in their present form I could not recommend approval. I very much hope that negotiations can take place to ensure that the extensions relate more sympathetically to the listed building.

New appln
BB

WELWYN HATFIELD
PLANNING OFFICE COPY
28 FEB 2005
No. 86/2005/126

WELWYN HATFIELD COUNCIL
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.
APPLICATION FOR LISTED BUILDING CONSENT

PART 1 GENERAL PARTICULARS

1. Applicant Other Names Address Tel. No	Agent Profession Address Tel. No
FOLLETT CARE LTD MYMWOOD HOUSE, SHEPHERDS WAY BROOKMANS PARK AL9 6NN	JOHN DICKIE ASSOCIATES MANOR BARN, WILSTHORPE, STAMFORD, LINCS PE9 4PE TEL 01778 560811 FAX 01778 561167

2.(a) Address or location of building the subject of the application. (b) Existing use of building (s).	(a) MYMWOOD HOUSE, SHEPHERDS WAY BROOKMANS PARK AL9 6NN (b) CARE HOME
--	---

3 Description of proposed works.	ALTERATIONS AND EXTENSION TO CARE HOME
---	--

(b) Proposals involve :-	BOTH
	1. *Complete/Partial demolition of Building. 2. *Alteration/Extension to Building

(c) A separate Planning Application under Section (59) of the Town and Country Planning Act 1990	(c) *Has has not been submitted to the Local Authority
---	--

<p>(a) Particulars of the applicant's interest in the land (e.g. owner, lessee, prospective purchaser, yearly/monthly/weekly tenant, etc.)</p>	<p>(a) OWNER</p>
<p>(b) When was the interest in the land acquired?</p>	<p>(b) OWNERS FOR 10 YRS +</p>
<p>(c) If the applicant is a prospective purchaser or lessee of the land, state whether the vendor or lessor has consented to the proposed development.</p>	<p>(c)</p>

PART 2

ADDITIONAL INFORMATION NECESSARY WHERE COMPLETE OR PARTIAL DEMOLITION OF THE BUILDING(S) IS INVOLVED—see note (3)

<p>5 (a) Reasons for requiring demolition of building or part of building.</p>	<p>(a) REFER TO ATTACHED STATEMENT</p>
<p>(b) Condition of existing building</p>	<p>(b) REFER TO ATTACHED STATEMENT</p>
<p>(c) Works necessary to repair and/or maintain the existing Building.</p>	<p>(c) REFER TO ATTACHED STATEMENT</p>
<p>(d) Is the Building *in its present condition/if put into a good state of repair/capable of being put to any other beneficial use?</p>	<p>(d) REFER TO ATTACHED STATEMENT</p>

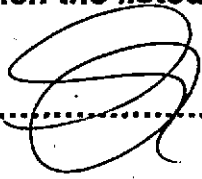
<p>6 Details of any grants made from public funds for the repair and maintenance of the building</p>	<p>NONE</p>
--	-------------

In order to process your application please provide the following:-

This application form is to be submitted in TRIPLICATE.

- Three Copies of the application forms signed and dated.
- Six copies of metric scale plans, which clearly show your proposals.
- Six copies of a site plan with the site boundary edge in red.

I/We hereby apply for LISTED BUILDING consent *DEMOLISH / ALTER / EXTEND the building (s) described in section 3 of Part 1 of this form, being a building (s) to which the listed building provisions of the Town and Country Planning Act 1990 apply.

Signed.....

Dated..... 22-2-2005

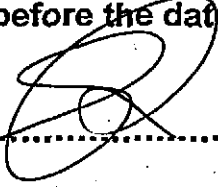
TOWN AND COUNTRY PLANNING ACT 1990 AND THE TOWN AND COUNTRY (LISTED BUILDINGS CONSERVATION AREAS) ACT 1990

CERTIFICATES

NOTE Only one of these Certificates requires completion

CERTIFICATE A*

I hereby certify that no person other than * myself/the applicant was an owner # of the building to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

SIGNED..........ON BEHALF OF..... Follett Care Ltd.....DATE..... 22-2-2005

CERTIFICATE B*

I hereby certify that * I have/The applicant has given the requisite notice to all the persons other than *myself/the applicant who, 20 days before the date of the accompanying application, were owners # of the building to which the application relates.

Name of owner	Address	Date of service of notice
---------------	---------	---------------------------

SIGNED.....ON BEHALF OF.....DATE.....

Owner means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Delete as appropriate



JOHN DICKIE
ASSOCIATES

PLANNING
DEPARTMENT

15 FEB 2006

Ben Borthwick
Senior Planning Officer
Welwyn Hatfield Council
Council Offices, The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Sunday, February 12, 2006

Our ref : JDA/03/940

FOR THE ATTENTION OF MR B. BORTHWICK

Mymwood House, Shepherds Way, Brookmans Park
Appeal Refs APP/c1950/E/05/1185357 & A/0/5/1183898

Dear Ben

Further to the above appeal and our conversations in December, I now enclose sketches for revised proposals. I must emphasise that these are not intended to represent a complete scheme; they are sketches for discussion. Each of the alternative schemes has a different architectural approach. I hope that by assessing and analysing each option, we can agree on a clear basis for a final design. Full and detailed plans can then be drawn up.

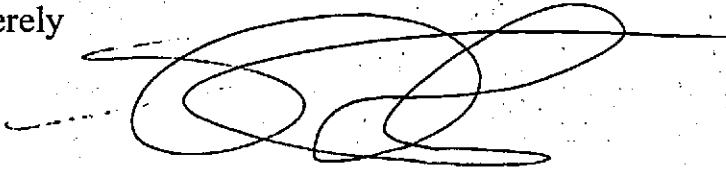
In assessing these approaches please note the following:

1. The inspector accepted the 2 level rectangular form around the courtyard as the basis for the scheme. The scheme now submitted follows the previously submitted floor plans but omits the conservatory.
2. The large 2.5 storey block to the north has been reduced.
3. The parapet eaves have been replaced by details based on typical late 18th century/early 19th century details found in Hertfordshire.
4. The designs have all been conceived to be understated and not compete with the main building, as noted by the Inspector.

John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincolnshire
PE9 4PE
Tel: 01778 560811
Fax: 01778 561167
Mobile: 07778 297733
E-mail: jda@ndirect.co.uk

Please will you let me have your Council's initial comments on these proposals and, if there is a need for further discussion, let me know some dates when you and your conservation advisor are available to meet to establish a clear way forward.

Yours sincerely

A handwritten signature in black ink, appearing to be 'John Dickie', written over a horizontal line.

John Dickie., M.I.A.S., F.F.B., M.B.Eng.

c.c. copy to client.

Encls :



MYMWOOD HOUSE, SHEPHERDS WAY, BROOKMANS PARK, HERTFORDSHIRE



No: 86/4005/226





JOHN DICKIE
ASSOCIATES

PLANNING

20 MAR 2006

Welwyn & Hatfield Council,
Planning Department,
Welwyn Garden City,
Hertfordshire,
AL10 6AE

Friday, March 17, 2006

Our ref : JDA/03/940

Appeal Refs: APP/c1950/E/05/1185357 & A/0/5/1183898

FOR THE ATTENTION OF MR BEN BORTHWICK

**RE : PROPOSED DEVELOPMENT AT MYMWOOD HOUSE, SHEPHERD'S WAY,
BROOKMAN'S PARK, HERTFORDSHIRE.**

Dear Mr Borthwick

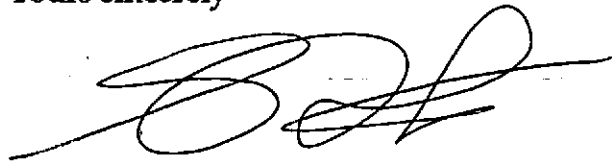
I refer to the above project and my letter with enclosures dated February 12th 2006.

My client is anxious for us to re-submit our Full Planning Application for the Mymwood House development without any further delay.

I would be grateful, therefore, if you could let me have your observations on our proposals as soon as possible.

I look forward to hearing from you in due course.

Yours sincerely



John Dickie., M.I.A.S., F.F.B., M.B.Eng.

Copy to: Richard Donoyou

John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincolnshire
PE9 4PE
Tel: 01778 560811
Fax: 01778 561167
Mobile: 07778 297733
E-mail: jda@ndirect.co.uk



**WELWYN
HATFIELD
COUNCIL**

Chris Conway
Chief Planning & Environmental Health Officer

Mr John Dickie
John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
LINCOLNSHIRE PE9 4PE

Reply To: Ben Borthwick at
the address below
Our Ref: S6/2005/202/FP
Your Ref: JDA/03/940
Date: 24 April 2006
Direct Tel: 01707 357249
Fax: 01707 357255
Email: b.borthwick@welhat.gov.uk

Dear Mr Dickie

**PROPOSED DEVELOPMENT AT MYMWOOD HOUSE, SHEPHERD'S WAY,
BROOKMANS PARK, HERTFORDSHIRE FOLLOWING DISMISSAL OF PLANNING
AND LISTED BUILDING APPEALS (APP/C1950/E/05/1185357 & 1183898)**

I am writing in response to a letter (and enclosed drawings) relating to the above received by the Council on 15 February 2006 and follow up letter received on 20 March 2006.

First, please accept my apologies for the considerable delay in my replying to you. Responding to general correspondence and providing informal advice has, unfortunately, to be a lesser priority than dealing with planning applications and adherence to strict development control performance targets. The departure of the Head of Development Control from the Council (and the continued vacancy of this post) has also added to my already considerable workload. I am sorry for any inconvenience this delay has caused you and your client.

Russ Craig states that he finds it astonishing that, having spent so much time commenting on the early proposals submitted by you, a refusal of the application and dismissal at Appeal that you have asked for a comment on a scheme that remains broadly similar in terms of its layout, bulk and detailing. In examining the four alternative sets of elevations submitted by you, Mr Craig opines that you do not appear to have learned anything from the Inspector's findings as set out in the Appeal decision dated 11 November 2005. Paragraph 6 states "...the resulting design is to my mind no more than humdrum in character and does not measure up to the quality and style that can be found in traditional outbuildings to country houses..." Paragraph 6 also states that the Inspector shares the Council's view that that large tall block on the north elevation would be particularly bulky and unattractive. The four options for an extension now proposed remain harmful to the setting of the Listed building both on that side and on the north side of the building.

Mr Craig's view is that nothing has changed except that alternative treatment shown on schemes 1 to 4 demonstrate a lack of knowledge of architectural politeness and form to be found in subsidiary buildings to country houses. The two storey bulky block remains. The overall complex is too large and the link between the existing building and the proposal is dull and uninteresting.



Council Offices, The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE
DX 30075 Welwyn Garden City 1
Tel: 01707 357000
www.welhat.gov.uk

For your convenience I attach copies of Russ Craig's memos to Council Officers dated 20 April 2005 and 5 April 2005 on what appears to be the start of a series of annual memos setting out Mr Craig's objections to the proposals and pointing the way forward. I would draw your attention to the penultimate paragraph of Mr Craig's 2004 memo which states "*I would prefer to see a smaller complex perhaps in the form of a single storey wing or U shaped block arranged around an internal courtyard...*"

Unfortunately, I can see no justification for a further meeting to discuss this proposal unless you are willing to demonstrate that you have taken on board comments previously made by the Council, our consultant architect planner Mr Craig, and the Planning Inspector. I also suggest that you may wish to consider appointing a specialist design expert (ie architect or surveyor specialised in the history and design of the country house).

In summary, I concede that that the Planning Inspector's decision indicates that an extension to the Listed Building planned as a quadrangular courtyard may, in principle, be allowable here as an exception to Green Belt policies of restraint. However, it is my opinion and that of Russ Craig that the designs of the four sketch schemes submitted are no more acceptable than the design of the proposals dismissed by the Inspector at Appeal and certainly do not measure up to the style and quality that can be found in traditional outbuildings to country houses. Furthermore, I remain unconvinced that it would be possible to reconcile the potential impact of a development of this size, and in this location, on the historic character of the listed building.

This advice is given informally and without prejudice to the formal decision making process of the Planning Department however, I trust that this is of assistance to you.

Yours sincerely,



Ben Borthwick
Principal Development Control Officer – South Area Team Leader

**WELWYN HATFIELD COUNCIL
MEMORANDUM**

To: Ben Northchurch
From: Russ Craig
Ref: 6/2005/226/LB and 86/05/225/F.P
Date: 20 April 2005

PROPOSED EXTENSIONS TO MYMOOD HOUSE
BROOKMANS PARK

I refer to our recent discussions regarding the above.
I find it astonishing that having spent
so much time commenting on the early
proposals submitted by Mr Beckie, a
refusal of the application, and a dismissal
of the Appeal that a scheme of similar
layout, brief and detailing has been
resubmitted. To make matters worse
four alternative sets of elevations have
been submitted. See his letters & enclosures dated 12/4/06
and 17/3/06.

The applicants do not appear to have
learnt anything from the Inspector's
findings as set out in the Appeal Decision
letter of 11 November 2005. He stated:
para 6 "the resulting design of the house to my
mind no more than humdrum in character and
does not measure up to the quality and style that
can be found in traditional outbuildings to
country houses. para 6 also" I share the
Council's view that the large tall block on the
north elevation would be particularly bulky
and unattractive The extension would be
harmful to the setting of the listed building both

**WELWYN HATFIELD COUNCIL
MEMORANDUM**

To:
From: Russ Craig
Ref:
Date:

Thursday
7.00pm

Ben

Interrupted in my preparation
of this memo by this -
Had a pleasant chat but
hope the thought process was
not disrupted.

Let me know if this needs
refining or rewriting.

If you send me a copy I can
have it typed out.

Best wishes

Russ

on that side and on the north side of the building.
(on the positive side the conservatory has been omitted)

Nothing has changed except that the alternative treatment shown in Schemes 1-4 demonstrate a lack of knowledge of architectural politeness and form to be found in subsidiary buildings to country houses. The two storey, bulky block remains. The overall complex is too large. The link is dull and uninteresting.

For your convenience I attach copies of my memo of 20 April 2004 and 5 April 2005 in what appears to be the start of a series of annual memos (now April 2006) setting out my objections to the proposals and pointing the way forward.

See penultimate para of my 2004 memo which states that "I would prefer to see a smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard ...".

In summary I cannot see any justification for a further meeting unless (1) the applicant is prepared to take on board comments previously made by the District Council, their consultant architect/planner, and the Inspector. (2) that a specialist design expert (architect or surveyor) specialist in the history and design of the country house be taken on board.

DR



The Castle Hertford Hertfordshire SG14 1HR
Tel. 01992 504331 fax.01992 504302 email: Beams.Ltd @hertscc.gov.uk

**WELWYN HATFIELD COUNCIL
MEMORANDUM**

To: Mike Wright
From: Russ Craig
Ref: dcl/WHC/Prelim
Date: 20 April 2004

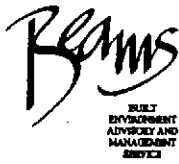
PROPOSED ALTERATIONS AND IMPROVEMENTS, AND ADDITIONAL CARE HOME FACILITIES AT MYMWOOD HOUSE, SHEPHERD'S WAY, BROOKMANS PARK

I refer to discussions we have had over the last month or two regarding the above proposals. I understand that these are at an early stage and that you have had a meeting with the applicants. The letter and enclosures from John Dickie Associates dated 18 Feb 2004 refers. I apologise for the delay due to an unusually busy period dealing with Appeal cases and a consequent backlog of formal applications

Mymwood House is an attractive, white painted former country house which was built circa 1830. Together with its adjacent lodge it is listed grade II. It stands on an elevated prominent site which is clearly visible from many vantage points at close range and long distance. There is evidence of a timber frame from an earlier house dating from the 17th century but no documentary evidence or plans of this house have been discovered in recent searches carried out by my colleague Sallianne Wilcox. Her report is attached.

The existing house was built for John William Lysley MP JP and was formerly part of a larger complex with a considerable hinterland. There is evidence from the sales particulars of 1880 of the importance of the country house with its pleasure gardens, kitchen grounds, stabling and farm buildings situated in an attractive setting of fertile arable and sound pasture land with various woods and plantations. Most of that has gone and the setting is now relatively restricted. In the 1930's, when Queenswood School purchased the property, the nearby farm buildings, formerly part of the Mymwood Estate was renamed Queenswood Home Farm and new farm buildings were added to the site. During the latter part of the last century the Prep School closed. The farm was sold and demolished and replaced with a housing estate.

On an inspection of the preliminary drawings I am far from convinced that the form of development proposed would be acceptable. A large bulky building would dominate and would not be subservient to the listed building. I note that the present Care Home facilities require considerable upgrading in order to conform to present day standards and that this will necessitate a substantial number of additional bedrooms and ancillary spaces. As far as I can gather from the information supplied no detailed evidence has been submitted to demonstrate the need for such accommodation although financial difficulties are mentioned. There is an excellent set of survey drawings showing the existing building but no plans have been submitted to show how the new accommodation will be accommodated or linked to the existing house.



The Castle Hertford Hertfordshire SG14 1HR
Tel. 01992 504331 fax.01992 504302 email: Beams.Ltd @hertscc.gov.uk

**WELWYN HATFIELD COUNCIL
MEMORANDUM**

To: Ben Borthwick
From: Russ Craig
Ref: S6/2005/226/LB
Date: 5 April 2005

PROPOSED ALTERATIONS AND IMPROVEMENTS, AND ADDITIONAL CARE HOME FACILITIES AT MYMWOOD HOUSE, SHEPHERD'S WAY, BROOKMANS PARK

I refer to your letter of 1 March 2005 and subsequent site visit. I last wrote to Mike Wright on 20 April 2004 and you will recall that you and I met the architects at your offices several months ago.

It has been my view from the start that any extensions here would require very careful handling. The building sits on an elevated site which is prominent from lower ground in the vicinity and from high ground across the valley to the north. Alternative forms of development were explored at our meeting. Rather than a two storey replica of the existing building sited nearby and connected to it by a link, it was suggested that a smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard would be more appropriate.

Mr Dickie has responded partly to our suggestions but I am not satisfied with the combination, in the location and form proposed, of one and two storey accommodation. The large tall block on the north elevation is particularly bulky and unattractive. It seems to be wasteful of space on the upper level which is occupied by a lift, plant room, staircase and questionable circulation space. This block protrudes awkwardly into the proposed courtyard as does the proposed conservatory. Perhaps with appropriate hard and soft landscaping the courtyard space can be treated in a manner which will render it more practical and visually acceptable.

At our site visit we discussed the possibility of locating the two storey block, if one is required, at the rear of the site i.e. on the eastern side of the courtyard, although a simple extension incorporating a single storey block ranged around an attractive courtyard would be preferred. We also set aside the question of the internal alterations to the existing house until we had an opportunity to inspect these on a separate visit.

In summary, the proposals are an improvement on the original scheme. However in their present form I could not recommend approval. I very much hope that negotiations can take place to ensure that the extensions relate more sympathetically to the listed building.

The constricted space around the building would appear to limit the possibility of siting new accommodation anywhere without making a significant impact on the listed building and its setting. . It may be that the only location is the one proposed in the preliminary drawings. If this proves to be unacceptable in terms of siting, design and compatibility with the historic site, the question of the ongoing use of the present building, with substantial changes required (which may also have an impact on the interiors) must be questioned. In other words the proposed alterations and additions and indeed the use of the building must be balanced against the interests of the country house and its setting including its long term preservation and maintenance. You will know that Danesbury, near Welwyn, a white painted listed Regency House which was used by the Health Authority for residential care was closed a couple of years ago and has been returned to private residential use.

I would prefer to see the existing use retained but there may be other alternatives. If there is a demonstrated need for the additional accommodation I suggest that an alternative form of development be explored. A smaller complex perhaps in the form of a single storey wing or U shaped block ranged around an internal courtyard, which could be shared by the existing and proposed buildings, might be one answer. The design of such a proposal will require very sensitive treatment.

In summary, although the proposals are at a preliminary stage and the applicants are seeking the views of your authority they need to be more convincing about the need for additional accommodation and the effect of any alterations on the listed building. I would hope that they could give us some indication of the size, form and detailed treatment of any new work, even at this early stage. I would be pleased to meet the applicants, and hopefully their architect, to discuss the points which concern me if you think this would help.

Centre Coordinate 263

526436 20383264

Ordnance Survey Superplan Data

Supplied by: Heffers Map Shop

Serial Number: 00003671

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Site Location Plan

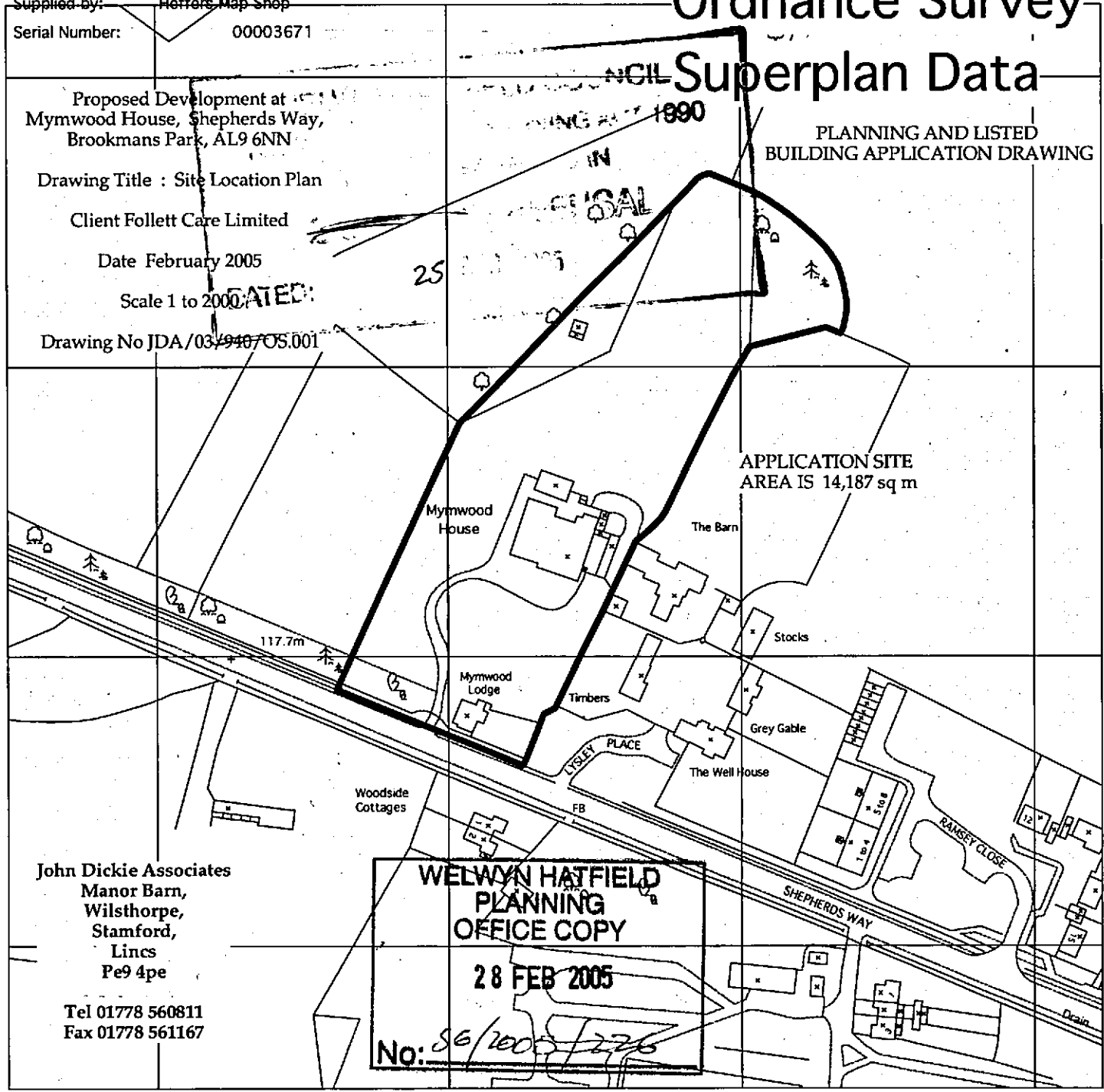
Client Follett Care Limited

Date February 2005

Scale 1 to 2000

Drawing No JDA/03/940/OS.001

PLANNING AND LISTED
BUILDING APPLICATION DRAWING



John Dickie Associates
Manor Barn,
Wilthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

**WELWYN HATFIELD
PLANNING
OFFICE COPY**
28 FEB 2005
No: 86/2003/226

263

264

265

266

5262 49m

5266 33m

Produced 16 Jul 2003 from Ordnance Survey digital
data and incorporating surveyed revision
available at this date. © Crown Copyright 2003.

This product contains data surveyed at one
or more of the following scales: 1/1250,
1/2500 & 1/10000.

Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

National Grid sheet reference at centre
of this Superplan: TL2603

Ordnance Survey and Superplan Data are registered
trade marks of Ordnance Survey the national mapping
agency of Great Britain

The representation of a road, track or
path is no evidence of a right of way.

Heights are given in metres above
Datum.

The alignment of tunnels is approximate.

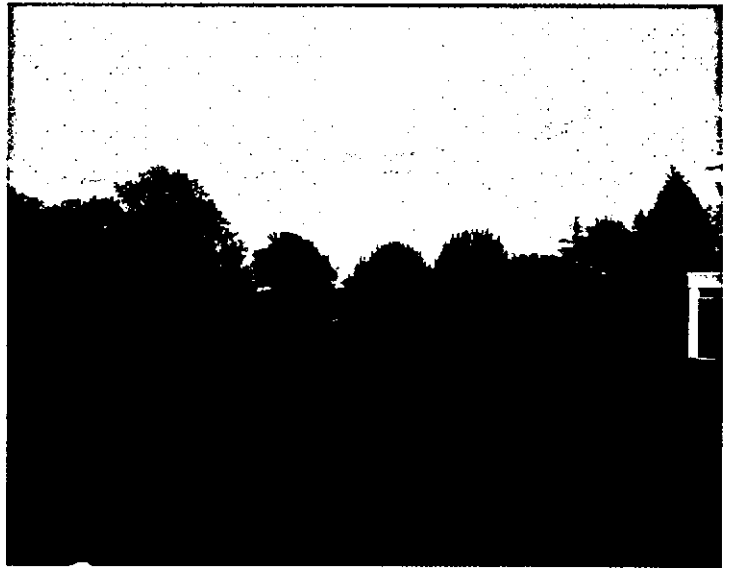
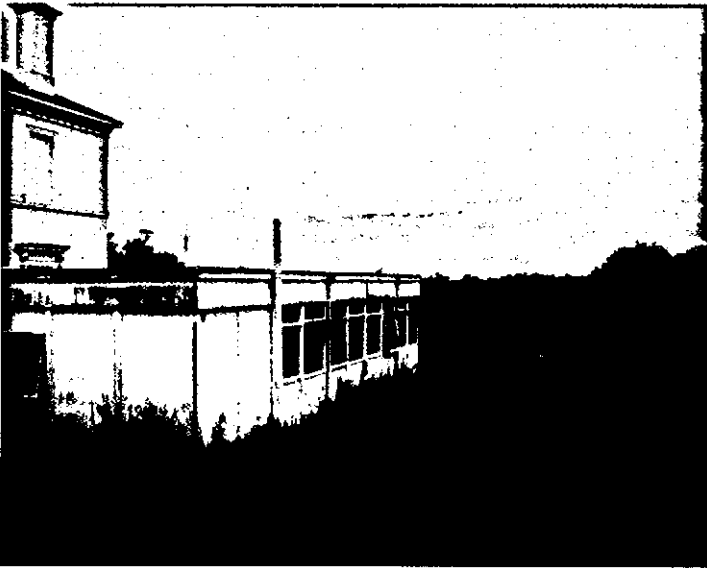
This Superplan product does not contain
all recorded map information.

0000
0000

WELWYN HATFIELD
PLANNING
OFFICE COPY
18-04-2000
No.



View from the bottom of Shepherds Way



MYMWOOD HOUSE, SHEPHERDS WAY, BROOKMANS PARK, HERTFORDSHIRE



WELWYN HATFIELD
PLANNING
OFFICE COPY

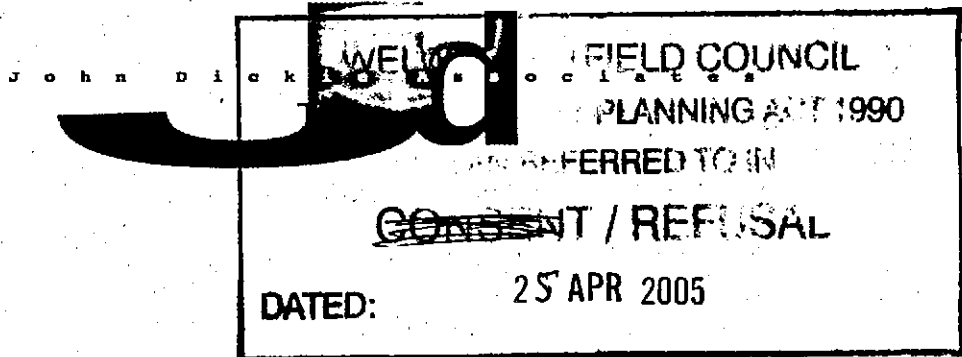
28 FEB 2005

No: 86/2005/226
~~John Dickie Associates~~

Manor Barn,
Wilthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

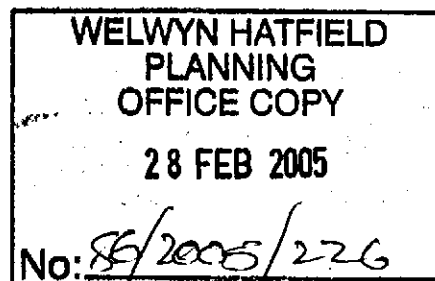
OFFICE COPY
PLANNING
NEW YORK



MYMWOOD HOUSE
SHEPHERD'S WAY, BROOKMANS PARK, HERTFORDSHIRE

**PROPOSED DEMOLITION OF EXISTING
PREFABRICATED EXTENSIONS AND
REPLACEMENT WITH A PURPOSE BUILT
EXTENSION TO THE EXISTING CARE HOME FOR
THE ELDERLY**

**STATEMENT IN SUPPORT OF APPLICATIONS FOR PLANNING
PERMISSION AND LISTED BUILDING CONSENT**



RECEIVED
DATE: 12 APR 1951

WELWYN HATFIELD
PLANNING
OFFICE COPY
12 APR 1951

Prepared by: John Dickie Associates

Date: February 2005

Document Status: Issue 3 - Final Draft

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 MYMWOOD HOUSE**
 - 2.1 Historical analysis
 - 2.2 Listed building assessment
- 3.0 SUMMARY OF PROPOSALS**
- 4.0 RESIDENTIAL CARE HOME PROVISION**
 - 4.1 The national policy context
 - 4.2 Hertfordshire and Welwyn and Hatfield
 - 4.3 The National Minimum Standards for Care Homes for Older People
 - 4.4 Mymwood House
- 5.0 THE PLANNING CONTEXT**
 - 5.1 District plan
 - 5.2 Green belt policies
 - 5.3 Historic building and design policies
 - 5.4 Other policy issues

1.0 INTRODUCTION

Mymwood House was built c.1820-40. It is possible that it incorporates an earlier 17th or 18th century structure. The architect or builder is unknown but is unlikely to be an architect of national repute. Research of the record archive does not reveal an owner but William Gaussen and John Lysley can be shown to have an interest in the estate at this time.

A significant part of the fabric of the early 19th century building, including internal detailing remains intact. However, the building has lost much of the quality of its original setting. Some of the substantial ranges of outbuildings that are known to have existed have been demolished along with walled gardens and a farm complex. However, the gate lodge still survives.

The building was converted to a school in 1932. A plaque within the foyer confirms that the building was opened as a residential home some 50 years ago.

Mymwood House is grade II listed. The original internal fabric that remains, is compromised by substantial later alterations and insertions, most appearing to be from the 1950's and 1960's. As well as the removal of outbuildings and garden features, the addition of cast iron fire escapes, temporary buildings and other modern adaptations, without exception of poor quality, have undermined the architectural and historic significance of the building and its setting.

The future of Mymwood House as a care home has reached a critical point. Increasing standards for cares demand significant investment in new care facilities. Against this background there is also a need to address outdated heating, electrical and other services and the basic inadequacy of the portacabin structures (which were a temporary expedient in the 1970's). These temporary buildings are factory assembled and it is not possible to retrospectively install better standards of floor and wall insulation etc. In the foreseeable future they will no longer be fit for care and nursing and some 5 bedrooms will be lost. At this point, the facility as a whole, which currently operates on the border of financial sustainability, will become unviable and will cease operating.

The objectives of the current proposals are to

- 1. secure the long term future of Mymwood House as a viable care home which can help meet the increasing local needs for care homes and facilities.**
- 2. maintain and enhance the structure, fabric and setting of Mymwood House to standards suitable for a grade II listed building.**

Discussions have taken place between John Dickie Associates and the staff of Welwyn and Hatfield Council from December 2003 and a number of proposals have been examined against prevailing planning policy. The scheme now put forward incorporates almost all the suggestions put forward by planning officers and their advisors over the last 2 years. A favourable, early decision on these proposals is vital to the future of Mymwood as a care home.

2.0 MYMWOOD HOUSE

2.1 Historical analysis

Mymwood House is an Italianate stucco-fronted country house. The list description of October 1983 states that it was built c. 1820, altered in 1840 and converted to a school in 1932. Internally, the description notes the square entrance hall with its enriched plaster ceiling and Doric columns, the decorative doorcases on the ground and first floors and the central cast iron staircase with palmette features.

The building first appears in the title apportionment of 1844 as the property of William John Lysley. The Victoria County History records that it was the residence of Mr John Archibald Thompson JP in 1908. Apart from these facts and the fortunate survival of the sale particulars of 1880, Dr John Edis, in his historical and architectural analysis of 2003 notes that "the documentary background to Mymwood House is somewhat barren".

The 1880 sale particulars noted the estate also included "capital stabling, farmery, bailiff's house, cottages and other convenient buildings".

Many changes to the house and gardens are noted, or can be deduced up to the 1900's. More significant changes occurred from the 20th century. The opening of the school in the 1930's necessitated sub-division of the major ground floor rooms, insertion of a new stair and alterations including the removal of at least 2 fireplaces.

Subsequent use as a municipal care home saw further adaptations including the removal of windows, upgrading of kitchen, insertion of fire-doors, a lift and en suites. The formerly laid out grounds have largely disappeared in favour of minimum maintenance (grass cutting) surrounds.

The house has become divorced, by ownership, visually and by curtilage from other parts of its estate across Shepherd's Way to the south, the woodlands to the north and west and to the east. A summerhouse erected in the 1930's marks the northern bounds of the current estate.

2.2 Listed building assessment

Externally, Mymwood House is finished in white painted stucco render on what appears to be load bearing brickwork with a Welsh slate hipped roof. It is H shaped on plan, with 2 main north-south blocks connected by a square central range. The building is of 2 storeys with accommodation within the roof of the central range and second floor of the eastern block. The building has intact cellars.

The west elevation is 7 bay of large 4 pane sash windows and a glazed door with moulded case. The large window blinds to the ground floor and hoods to the first are said to be original features. There is a highly decorated modillion cornice at eaves level and plain storey band at first floor sill level.

The south elevation was symmetrical with hipped ends to the east and west blocks either side of the central range, which has a wide and so tall hipped roof. The entrance porch is modern, flat roofed, architecturally unsympathetic and incorporates the front offices. Windows on the west block have been walled up, the moulded surrounds being retained; elsewhere some of the six pane sash windows appear to be original survivals.

The east elevation is plain, with irregular openings some of which are now blocked. Details such as the modillion cornice found on the principle elevations, do not appear. The elevation is partly obscured by an unfortunate fire escape.

The north elevation is in many ways, similar to the south but is subjected to unfortunate fire escapes and obscured by 2 industrial type temporary, single storey, flat roofed buildings. At one time this elevation looked onto a garden and the fenestration consists mainly of sash windows with decorative surrounds, including the large 28 pane window to the main staircase.

Internally there have been sub-divisions, alterations and changes to the ground and first floors, especially associated with the 20th century conversions for school and subsequently care home use. However, as Dr Edis notes, several features survive including doorcases with anthemion decoration and the principle staircase with its iron handrail and anthemion motifs.

Overall, the municipal uses have seen a programme of necessity only maintenance over the last 50 years. On the positive side, this means the building has not been subjected to constant damage to fabric and fittings through new wiring, pipe runs etc. However, the building has reached the point where a substantial overhaul is required to the roof, painting and repair of the stucco and windows etc.

To continue in its present use, the building also requires a modern efficient heating system and insulation and ventilation to modern standards. It also must meet the National Minimum Standards for Care Homes for Older People as set out by the Department of Health, 2003. Much needed

specialist provision for elderly people in wheelchairs, with visual impairment and other physical dependencies cannot be made without significant changes to the historic structure and fabric.

The grounds have been reduced to predominately tarmac and rough grass, presumably for ease of maintenance.

3.0 SUMMARY OF PROPOSALS

Current national policy thinking is that blanket application of green belt policies can undermine the creation of sustainable communities.

In the Institute manifesto launched in February 2005 the RTPI President, Ron Tate declared "The green belt isa tool that has become blunt. We need to make green belts more successful for communities living in and alongside them."

Planning permission and listed building consent are now sought to enable the Mymwood House to meet appropriate national standards for care home provision by the

- Demolition of the portacabin structures connected to the north elevation of Mymwood House
- Removal of the 1930's cast iron fire escape to the house north elevation and reinstatement of the cornice and associated features to the original north service wing towers.
- Erection of an extension for to provide residential care home accommodation, along with associated facilities as recommended in national care home standards.
- A hard and soft landscaping scheme of quality and using materials commensurate with the date and quality of the house and incorporating tree and shrub planting that draws on evidence of the Victorian landscape and at the same time, acts as a screen to distant views of the extensions and focuses attention on the west façade of the main house.

The objective of these proposals is to retain and improve the care home facilities and maintain the financial viability of a facility that can be demonstrated to fulfil a proven local need.

4.0 RESIDENTIAL CARE HOME PROVISION

4.1 The national policy context

This section is based on independently produced annual assessment by Laing & Buisson for the Joseph Rowntree Foundation, published in 2003.

UK care capacity in residential settings for elderly and physically disabled client groups shrank by some 13,400 places in the 15 months to April 1 2003 to reach 501,900 places across all sectors (private, voluntary and public) according to figures published in Laing & Buisson's annual report: Care of Elderly People Market Survey 2003. Capacity across all sectors is now some 74,000 places lower than the peak in 1996. A net 11,800 places were lost in independent sector (private and

voluntary) care homes in the 15 months to April 2003 (a similar annual rate to the 9,000 lost in the previous calendar year). A further 900 places were lost in local authority run residential homes plus an estimated 700 continuing care places in NHS hospitals, see Table 1.

With demand remaining steady, capacity loss has led to higher occupancy rates, which rose to a 10 year peak of 91.8% for private sector care homes in 2003.

The net change in independent sector capacity is made up from home closures, new registrations and other changes such as repositioning to other client groups (e.g. learning disabilities), extensions and shutting of sub-standard rooms.

Closures: some 745 independent sector care homes with 15,100 places closed during the 15 month period to 1 April 2003. Calculated as an annual rate, this is equivalent to some 600 homes and 12,000 places a year, which is lower than the 720 closures (14,400 places) recorded in calendar year 2001, and lower still than the 800 closures (17,000 places) in calendar 2000.

New registrations and other changes: despite the fact that the closure rate has dropped two years in a row, overall net capacity has continued to erode at about the same rate because of a continuing decline in new registrations - 96 homes (3,450 places) in the 15 months to April 2003 compared with 95 homes (3,420 places) in calendar 2001 - and a negative swing from other changes.

The net loss of 11,800 independent sector places in the 15 months to April 2003 represents 2.7% of total independent sector capacity since the beginning of 2002. This compares with a 2.2% net loss in calendar 2001. National figures, however, hide wide local variances. The biggest capacity loss (4.8%) was recorded in the south west of England, Table 3. The number of 'hotspots' with acute shortages of supply continues to grow, and are no longer confined to the affluent areas of the south and elsewhere.

Commenting on the figures, author of the report William Laing said:

"The continuing decline in care home capacity is particularly worrying because of evidence that demand for care homes has stabilised and the prospect of increased demand from 2005, when a resurgence in population ageing is expected to commence. Without new investment in care home capacity consumer choice is threatened, the government will find it more difficult to achieve its delayed discharge targets and local authorities will have to work harder to avoid the 'fines' which will begin to be levied from January 2004.

The key to new investment remains offering private sector operators reasonable fee rates to support the 70% of care home residents who are funded by the state – predominantly by local authority social services departments. Though there has been progress in raising fee rates in many local authority areas in the last two years, the report finds there are still few areas where fees are sufficiently high to justify capital investment in new care home facilities for state-funded clients.

A. Change in UK care home capacity for older and physically disabled people

	Homes	Places
Independent sector at 1 Jan 2002	14,125	429,782
Independent sector at 1 April 2003	13,367	417,999
Independent sector net change, 15 months to 1 April 2003	-758	-11,783
PLUS:		

Local authority (residential) homes net change	-21	-900
NHS continuing care provision (estimated)	NA	-700
ALL SECTORS NET CHANGE 15 MONTHS TO 1.04.2003	-779	-13,383

B. Independent sector capacity, components of change, 15 months to April 1 2003

	Homes	Places
Closures	-745	-15,014
New registrations	95	3,451
Other changes *	-109	-220
NET CHANGE 15 MONTHS TO 1.04.2003	-758	-11783

* Other changes include repositioning of homes to serve different client groups (mental illness, learning disabilities, etc.), reductions in registered numbers for some care homes and extensions in others.

C. Independent sector, net capacity loss (gain) by region

	Capacity (beds) 1 Jan 2002	Capacity (beds) 1 April 2003	% change Jan 02 - Apr-03	Index of supply *
North	24,900	24,600	-1.2%	1.18
Yorkshire & Humberside	40,200	38,900	-3.2%	1.10
North West	54,600	52,900	-3.1%	1.15
West Midlands	35,200	34,400	-2.3%	0.97
East Midlands	31,900	31,000	-2.8%	1.09
East Anglia	14,900	14,800	-0.7%	0.90
Northern Home Counties	30,500	30,100	-1.3%	0.86
London	29,400	28,900	-1.7%	0.66
Southern Home Counties	52,800	50,900	-3.6%	0.97
South West	48,200	45,900	-4.8%	1.00
Wales	21,000	20,400	-2.9%	0.99
Scotland	33,800	33,200	-1.8%	1.15

N Ireland	12,300	12,200	-0.8%	1.26
United Kingdom	429,782	418,000	-2.7%	1.00

* Index of supply is the ratio of actual registered beds to the number that would be expected if UK capacity per unit age weighted population were applied to the population of the given region.

4.2 Hertfordshire and Welwyn and Hatfield

Residential care homes give care by qualified nurses and support staff 24 hours per day. They provide a home for residents requiring care who do not need to be hospitalised.

A lack of adequate care home facilities results in hospital 'bed-blocking' where patients who are fit to be discharged but may still require care are unable to find suitable home accommodation and are therefore unable to leave hospital.

Care home provision in the Welwyn and Hatfield area of Hertfordshire is limited.

In 2001 Hertfordshire was identified by the government as one of 50 areas in the UK with the highest levels of bed-blocking. As a result the county council was awarded £1.7 million to improve and develop care home facilities. However, with an ageing population, more homes and funding are continually needed to meet the demand for care home facilities in the county generally and within Welwyn and Hatfield in particular.

According to the 2001 national census, 4.4 million elderly people (those aged 75 and above) were living in the UK, 73,348 of whom lived in Hertfordshire. Approximately 9.75 per cent of the elderly population in the UK are currently living in residential care homes. Within Hertfordshire one person in every 14 aged 65 and above receives home care or residential care services.

According to Hertfordshire County Council, the number of people aged 65 and above in the county is set to rise by approximately 10 per cent between 2001 and 2011. The number of people aged 85 and above is likely to rise by 30 per cent over the same period.

Given this demographic profile, the council says there is a need to commission around 60 more places per year to meet growing demand. Further additional places are required to address the existing waiting list. Hertfordshire County Council says there is also a great need for more dementia care or mental illness nursing beds due to a shortage across the county.

Independently produced research therefore confirms that there is a shortage of care home beds in Welwyn and Hatfield and Hertfordshire and this will get worse unless more care homes are opened. Hertfordshire County Council would like to see an increased provision of care homes that would alleviate problems with bed-blocking and reduce waiting lists. The National Care Standards Council reported in 2003 that there were no current applications or plans for new nursing home facilities in Welwyn and Hatfield.

4.3 The National Minimum Standards for Care Homes for Older People

In accordance with section 23 (1) of the Care Standards Act 2000, the Department of Health sets out National Minimum Standards for the accommodation provision and operation of homes for older people. These standards were most recently updated and re-published in 2003. The Aims of this document state " The national minimum standards set out in this document are core standards

which apply to all care homes providing accommodation and nursing or personal care for older people".

Care provision inevitably includes residents in wheelchairs, with visual impairment, dementia and other physical dependencies. The care process must allow residents to conduct their daily lives and social activities within the home as independently as possible and retain their privacy and dignity.

The point has now been reached where physical alterations are necessary to meet the special needs of a significant number of Mymwood's residents. The constraints of the listed building do not allow the reasonable fulfilment of the national care standard requirements. The inherent temporary and pre-fabricated nature of the existing extensions precludes their adaptation. A new extension, sympathetic with the historic building but incorporating current requirements for care home provision is now necessary for the continued operation of Mymwood.

The Care Standards (CSCI) - Standard 20 - requires the provision of communal space in any home to include:

- o Rooms in which a variety of social, cultural and religious activities can take place and service users can meet visitors in private
- o Dining Rooms to cater for all service users
- o A smoke free sitting room

As can be seen by reference to the survey plans, all of the communal space provision at Mymwood is located near the main entrance in what effectively is one large space. The dining area is, by physical necessity, set back into the building. It is dark, gloomy and cannot be readily accessed by people with special needs.

The minimum requirement for day space provision is 4.1 sq m per bed and most modern homes have provision in the order of 5-6 sq m per bed. This apparent over provision allows a range of communal areas including smoking and non smoking rooms, quiet and television rooms etc. Exceeding the standards also allows a degree of "future proofing" the facility.

Mymwood House communal provision currently equates to 2.7m sq m per bedspace

It should also be noted that Mymwood has 4 double bedrooms - this represents some 28% of the total number of bedrooms. Standard 23 of the Care Homes Standards Regulations restricts the number of shared bedrooms to 20%. In new registrations, there can be no shared bedrooms whatsoever. Therefore the number of occupants at Mymwood will reduce, with devastating effects on the homes overall viability. The extension seeks to reinstate this loss of bed-spaces and those lost through removal of the portacabins.

4.4 Mymwood House

This section explains how the proposals have been conceived to meet the physical requirements for care home provision.

1. Premises

Outcome/Requirement - service users live in a safe, well maintained environment.

For the reasons stated, the factory built, flat roofed portacabins are incapable of upgrading to provide accepted modern standards of thermal efficiency, acoustic insulation etc..

2. Shared Facilities

Outcome/Requirement - Service users have access to safe and comfortable indoor and outdoor communal facilities.

The extension will enable the minimum standard of 4.1 sq metres of communal space per user to be met. In particular, the proposed courtyard will enable safe, secluded outdoor facilities open to direct sunlight. This is complemented by the sun lounge which provides an unoverlooked and secure environment lit and warmed by natural sunlight.

The corridor widths and floor levels within the main house are inadequate for wheel chair users and present hazards for visually impaired. Furthermore, the enforced use of main building has resulted in damage to doorcases etc that could be prevented if a purpose built facility for people with special needs was available. The need to provide handrails and grab rails to walls, bathrooms and communal areas will make a new wave of drillings and adaptation of historic fabric, inevitable. A key purpose of the new extension is to ensure all modern care home standards incorporated so it will readily accommodate those residents with special needs, thus avoiding the needs to upgrade the main building for special needs users.

3. Lavatories and Washing Facilities

Outcome/Requirement - Service users have sufficient and suitable lavatories and washing facilities.

The new extension will enable all modern standards to be met, including the provision of toilets close to lounges and communal outdoor areas.

It will also incorporate purpose built en-suite facilities for wheelchair and other users with special needs.

4. Adaptations and Equipment

Outcome/Requirement - Service users have the specialist equipment they require to maximise their independence.

The extension will facilitate the majority of residents to independently use all parts of the building through provision of suitable ramps, lifts etc within the extension. For residents with special needs, grab rails, hoists etc and other aids in wide corridors, bathrooms/wc's, communal areas can be designed in to the extension at the outset. The extension also incorporates storage areas for aids and equipment including wheelchairs.

5. Individual Accommodation : Furniture and Fittings

Outcome/Requirement - Service users live in safe, comfortable bedrooms with their own possessions around them.

The new extension will give the opportunity to provide light and electrical sockets and switches, window catches etc to give residents maximum independence. These cannot be provided currently without further disturbance to the Mymwood historic fabric. The size and layout of current bedrooms is heavily constrained by the existing buildings. The new extension will provide bedrooms that can readily and independently be accessed by the residents and are of sufficient size to accommodate at least the minimum requirements for individual bedrooms, as set out in paragraph 24.2. The new build will also allow a degree of flexibility in accommodation arrangements thereby enhancing the capacity to cater for individual and special needs.

6. Services : Heating and Lighting

Outcome/Requirement - Service users live in safe, comfortable surroundings

The current heating system is old, inflexible, fuel inefficient and does not lend itself to water storage requirements (to prevent legionnaires disease etc) or adjustment for individual resident bedrooms. Exposed hot water pipes cannot readily be guarded or set within the existing building

structure without major alteration. Substantial investment is also needed to ensure showers, hot water and radiator taps and controls meet current standards.

7. Services : Hygiene and Control of Infection.

Outcome/Requirement - The home is clean, pleasant and hygienic.

The extension will incorporate floor and wall finishes that are readily cleanable, particularly to cater for special needs resident groups.

The proposed extension will enable stringent modern standards to be met, in particular for residents with special needs. **The main house, which will be occupied by more able residents, can therefore remain in use with a minimum of alteration.**

The existing portacabins do not form a credible or practical basis for this complementary provision. The extension now proposed replaces the bedrooms in the portacabins, plus those resulting from existing double rooms inevitably becoming singles, with a modest addition of bed-spaces so accommodating the minimum viable number of residents to ensure the viability of the facility as a whole.

5.0 THE PLANNING CONTEXT

5.1 District plan

The prevailing planning policy document is taken as the Welwyn Hatfield District Plan Review (Revised Deposit Version) June 2002. This is the version that appeared on the Council's website at December 2004.

The policies of particular relevance to the consideration of this application are (as set out in the District Plan Review):

- R1 Maximising the Use of Previously Developed Land
- R3 Energy Efficiency
- R23 Works to Listed Buildings
- R24 Alternative Uses for Listed Buildings

D1 Quality of Design

- RA1 Development in the Green Belt
- RA2 Development in Settlements within the Green Belt
- RA3 Extensions to Dwellings in the Green Belt
- RA14 Protection of Village Facilities

Supplementary Design Guidance - June 2002.

The key documents providing a national policy context are:

- The Rural White Paper- Our Countryside: the future (pub. Defra-Nov 2000)
- PPG 15 - Planning and the Historic Environment (pub. Defra-Sept 1994)

5.2 Green belt policies

The district plan strategy draws on PPG 2 to set out the following objectives of the Green Belt policies as follows:

- To maintain the Green Belt as the principle means of restraining the physical expansion of the districts urban areas.
- To maintain the existing settlement pattern of the district
- To concentrate development into the districts main towns and villages
- To maintain areas of special restraint between the urban area and the Green Belt, to be safeguarded to meet future growth needs beyond the plan period and thereby ensure the permanence of the Green Belt boundaries.

The District Plan Review re-interprets these objectives into purposes for the settlement pattern and Green Belt as

- To check the unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging into one another
- To safeguard the surrounding countryside from further encroachment.
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposal will not lead to the unrestricted urban spread or sprawl. It does not change settlement patterns or lead to the interconnection of neighbourhoods or urban areas. The proposals are well contained within the immediate curtilage of a listed building and will not encroach on the countryside; on balance the proposed development and associated landscaping will enhance countryside views and improve the setting of an historic house by removing development which undeniably detracts from its character and appearance. The proposed extension replaces existing low quality buildings or occupies land that was previously developed within the meaning of Section 55 of the Town & Country Planning Act 1990.

The proposal does not fulfil or adversely affect any recreational, nature conservation interests. However, it will enhance landscape views by removing unsightly temporary buildings and part restoring the nineteenth century landscaping to Mymwood House.

Policy RA1 - Development in the Green Belt

The purpose of policy RA 1 is to fulfil the objectives of PPG 2 as reinterpreted in the District Plan Review. The proposal does not offend any of the principles behind the purpose of Policy RA1. It does however, fulfil a strong local need.

RA14 - Protection of Village Facilities.

Whilst the site is not strictly within a village, it does lie in a defined settlement. The differences between settlement and village are purely a matter of use of English in this context and given the blanket nature of the Green Belt designation.

It is a matter of fact that Mymwood House provides a much needed care facility for elderly local people. This is very important because it means that local people needing care, can be given care and still maintain daily physical contact with familiar nearby facilities and friends.

It is understood that most of current residents once lived within 10 miles of Mymwood.

It is submitted that care homes accord with part (iii) of policy KA14 by providing a facility that does "...complement the character and function of the area, and ...provide(s) local facilities to meet local needs."

The examples of facilities given in the local plan text of village post offices, the pub and the village shop are conceived to fulfil a view of the rural idyll. They do not relate to the reality of Welwyn and Hatfield or completely fulfil the expectations of the Rural White Paper which states "The challenge for health services in rural areas is to provide good quality accessible care to an often scattered population and to ensure that people living in the country with particular needs have the same opportunities to benefit from targeted help as those living in towns. We are committed to provision of comprehensive, high quality health care for all those who need it....."

There is no doubt that Mymwood House provides a valuable health care service to local people.

5.3 Historic building and design policies

Paragraph 3.5 of PPG15 sets out the general criteria relating to applications for listed building consent and these relate to:

- The importance of the building
- The buildings particular physical features
- The buildings setting and contribution to the local scene
- The extent to which the proposed works would bring substantial benefits to the local community.

Para 3.13 of PPG15 goes on to state "Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses".

Policy R23 - Works to listed buildings

This policy is derived from para 3.1 of PPG15. A key purpose of the extension now proposed, is to avoid alterations to and retain all features of the main house. The new works have been guided by discussions with the local authority staff and conservation consultants. Whilst design always involves a degree of subjectivity, the proposed works are modest in scale, will form a group with the Mymwood where the historic house is clearly the dominant form but the siting, form, scale and materials of the extensions echo past relationships with coach houses, stables and the other ranges of outbuildings.

The appearance of the historic building will be enhanced by the demolition of the portacabin structures, removal of external fire escapes and reinstatement of some the original landscape features.

Policy R23 - Alternative uses for listed buildings.

During the course of discussions, local authority officers have suggested the possibility of returning Mymwood House to residential use. This has been investigated using the services of a local chartered surveyor. The conclusions are that the major works needed to return the property to a condition suitable for domestic use would exceed its current valuation as set against the realisable market value as a converted residential property. Furthermore, it was pointed out that the residential marketability of the property is dependant on consent being forthcoming for substantial garaging, garden stores and possibly stabling, a swimming pool and other facilities that a potential owner of this type of property would normally expect. A residential use is therefore dependant on the same principles as continuation of the current residential home use.

POLICY D1- Quality of Design

The design has been the subject of much discussion. As a result of these discussions, the size and massing of the extensions have been very significantly reduced. The scheme now put forward comprises a single storey range to the west wing, so emphasising the dominance of the main house, with a two storey wing east wing. These are linked to the north to provide a courtyard which echoes historical plan forms and provides a safe, secure and sunny open air environment for the residents.

The proposed materials are good quality local stock bricks with a Welsh slate roof. It is a matter of fact that darker, natural colours blend into the landscape, whereas white painted properties are visually prominent and focus the attention from the landscape. The white painted walls of Mymwood House can be seen from distant view points -this was the intention when it was designed and sited on the crest of the hill. In contrast, the low, single storey wing will be in natural dark materials. For the same reasons, it is proposed the rainwater goods are in black Alumasc and the windows replicate suitable 19th century mouldings and are black painted (not stained). The extensions will be screened by the Victorian landscape restoration and will be largely unseen. whilst the west façade of the main house will continue to act as the primary focus from any distant views.

To minimise the massing and echo historical form, it is proposed the lift shaft (which requires higher headroom for winding gear etc) and services, are contained within a small tower.

All these factors make for the simple, understated building form that is subservient to and compliments the listed house but is clearly well conceived and uses quality materials in its own right, as was sought by the local authority conservation consultant.

5.4 Other policy issues

RI Maximising the Use of Previously Developed Land

It is accepted that Mymwood house and gardens are not a brownfield site, nor constitute derelict land or buildings. However, it is a matter of fact that it is a site that has been previously developed and as uses have changed over the years, the original gardens and grounds have been progressively removed. The grounds now comprise of rough mown grass and poor quality tarmac drive and parking areas in deteriorating condition. These are of poor visual quality. If these are to be improved for the benefit of residents (and to enhance the setting of the listed building), the principle of some development of the site, must be accepted.

The thrust of national planning policy is to maximise the use of previously developed land. The proposal now submitted is a moderate replacement extension to secure an existing use on land that has been associated with education and care uses since before the 1948 Town & Country Planning Act.

R3 Energy Efficiency

Mymwood House was built in an age when the social status and financial standing of people was strongly reflected in their homes. This applied not only to initial construction costs, but also to running and maintenance. The main house has high ceilings, huge single glazed windows, chimneys and minimal insulation. The portacabin extensions are 1960's/1970's in design and construction. They were factory built and it is therefore not reasonably possible to retrofit insulation that would be considered even adequate by current standards.

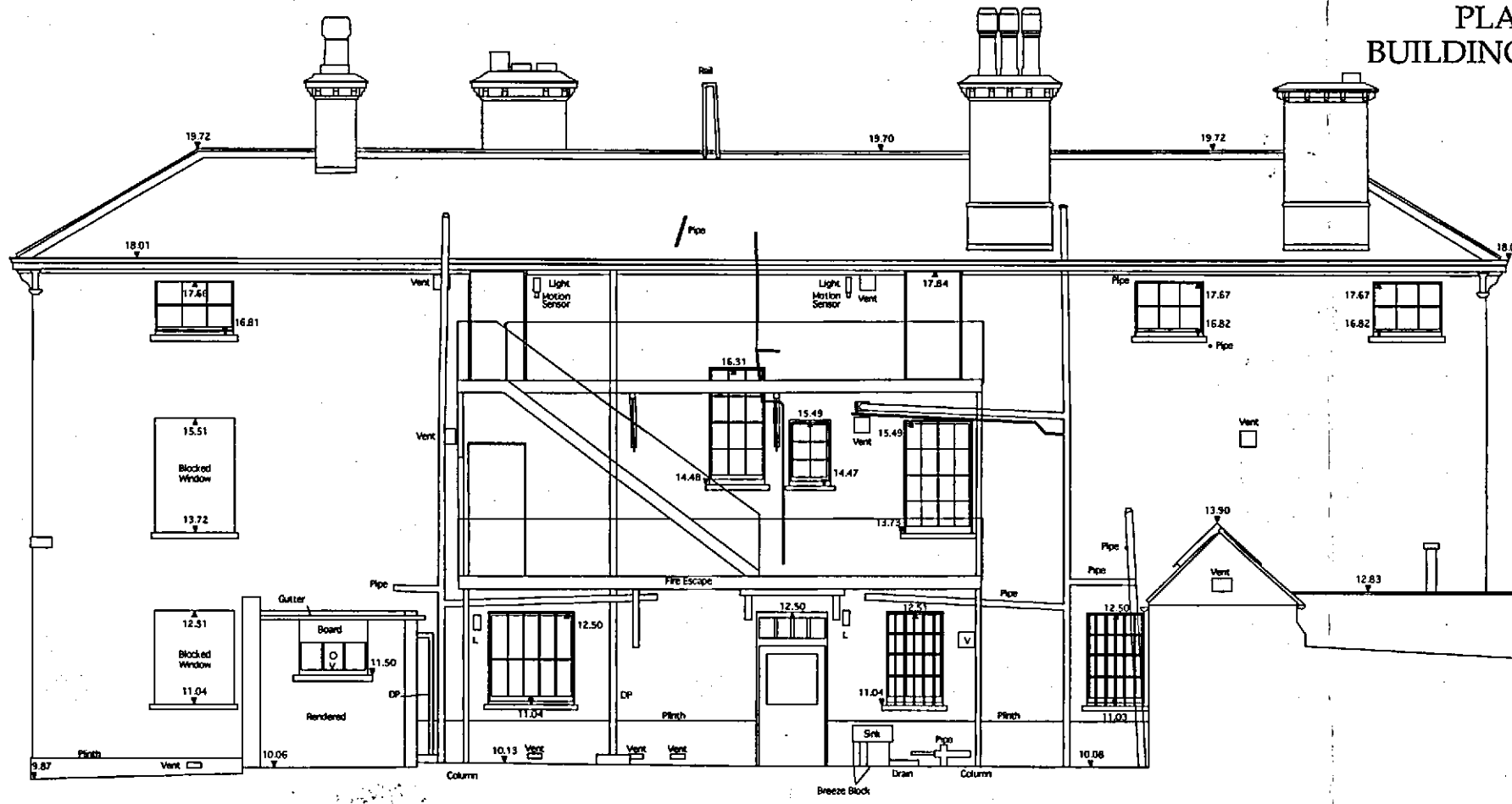
The limitations of the historic building must be accepted and largely dealt with by providing the most efficient possible heating systems with roof insulation and other measures that do not require any adaptation of fabric.

However, continued use as a nursing home depends on the ability to provide rooms for the very frail that can be readily heated to standards well above normal domestic requirements, without problems of condensation etc. The only reasonable solution is purpose built accommodation, which caters for these needs and is highly energy efficient to minimise running costs and (therefore) CO2 emissions.

John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
PE9 4PE
Tel 01778 560811
Fax 01778 561167
Mobile 07778 297733
e.mail jda@ndirect.co.uk

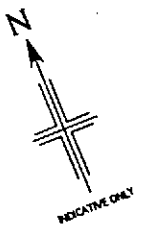
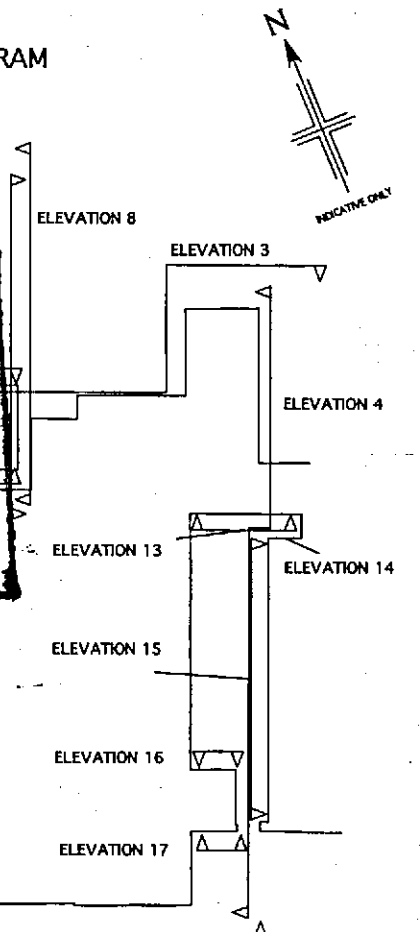
PLANNING AND LISTED
BUILDING APPLICATION DRAWING

ELEVATION LOCATION DIAGRAM



WELWYN HATFIELD COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
CAN BE REFERRED TO IN
CONSENT / REFUSAL
DATED: 25 APR 2005

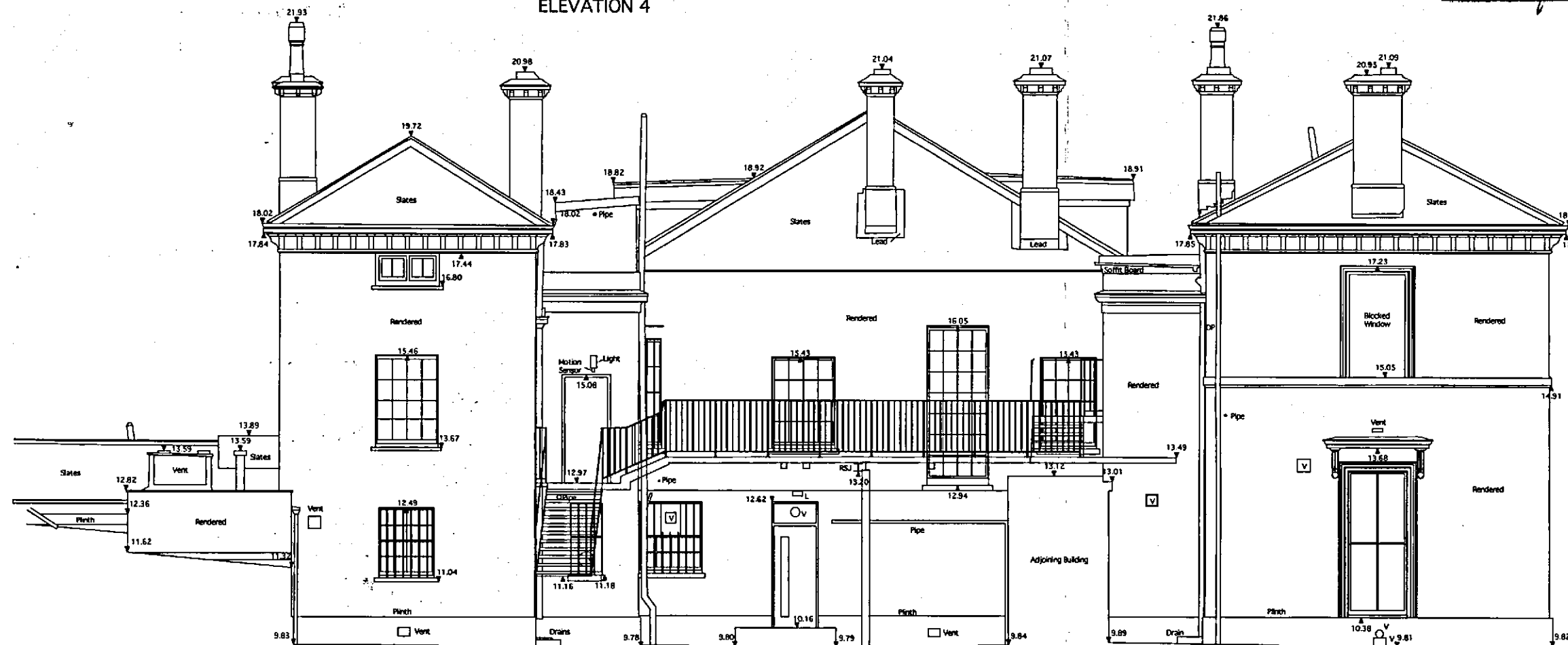
WELWYN HATFIELD
PLANNING
OFFICE COPY
28 FEB 2005
No: 56/2005/225



9.00m Above Arbitrary Datum

© FLOYDMAN CRAVEN & ASSOCIATES. NOT TO BE REPRODUCED WITHOUT PERMISSION

ELEVATION 4



9.00m Above Arbitrary Datum

ELEVATION 3

John Dickie Associates
Manor Barn,
Wilthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

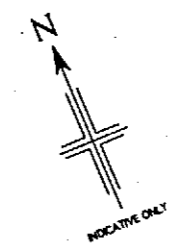
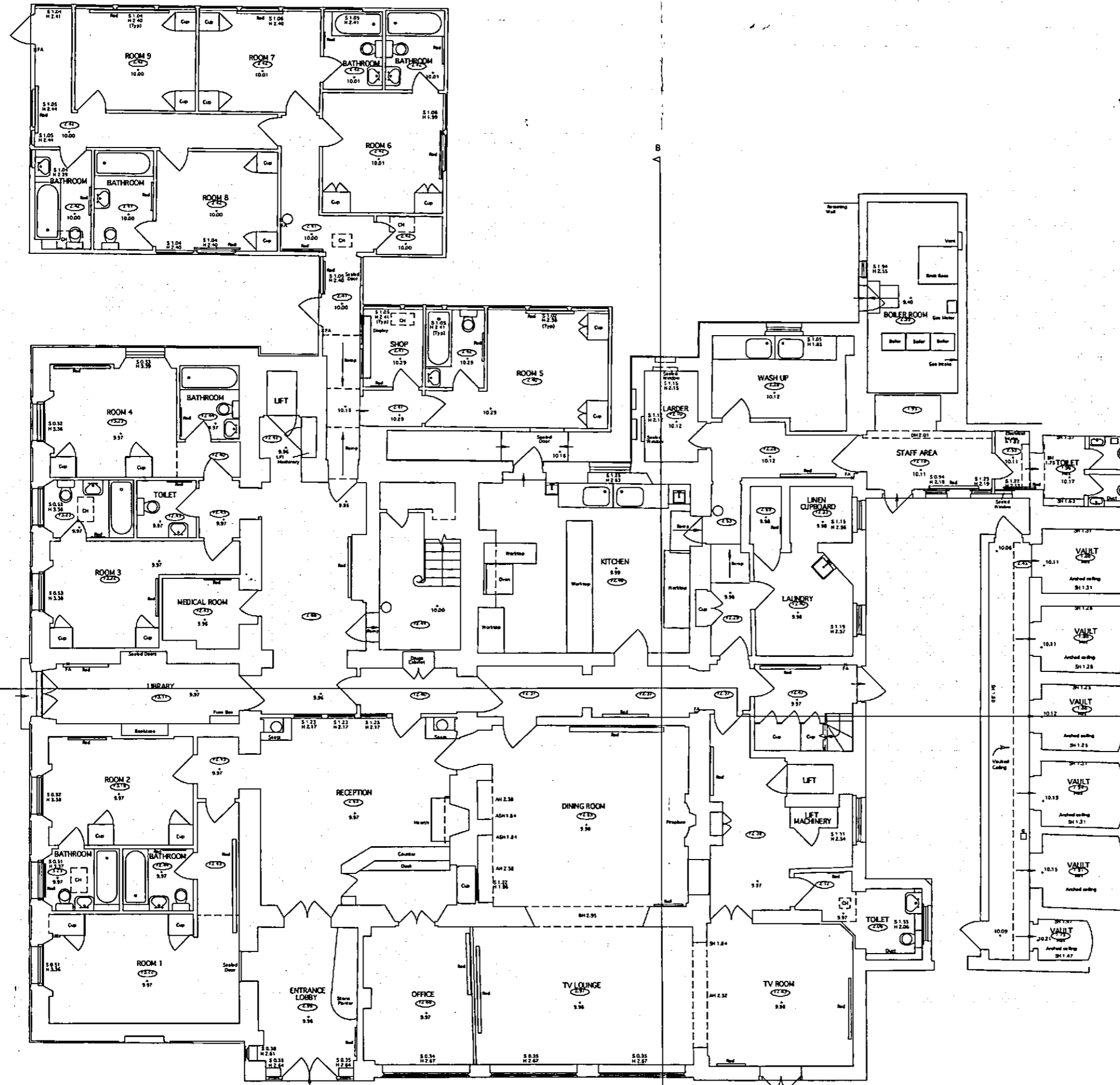
Drawing Title : Building Survey Details

Client Follett Care Limited

Date February 2005

Scale 1 to 100

Drawing No JDA/03/940/SUR.002



WELWYN HATFIELD
PLANNING
OFFICE COPY
28 FEB 2005
No: *86/2003/226*

WELWYN HATFIELD COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
PLAN REFERRED TO IN
CONSENT / REFUSAL
DATED: 25 APR 2005

John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Building Survey Details
Ground Floor Layout

Client Follett Care Limited

Date February 2005

Scale 1 to 125

Drawing No JDA/03/940/SUR.006

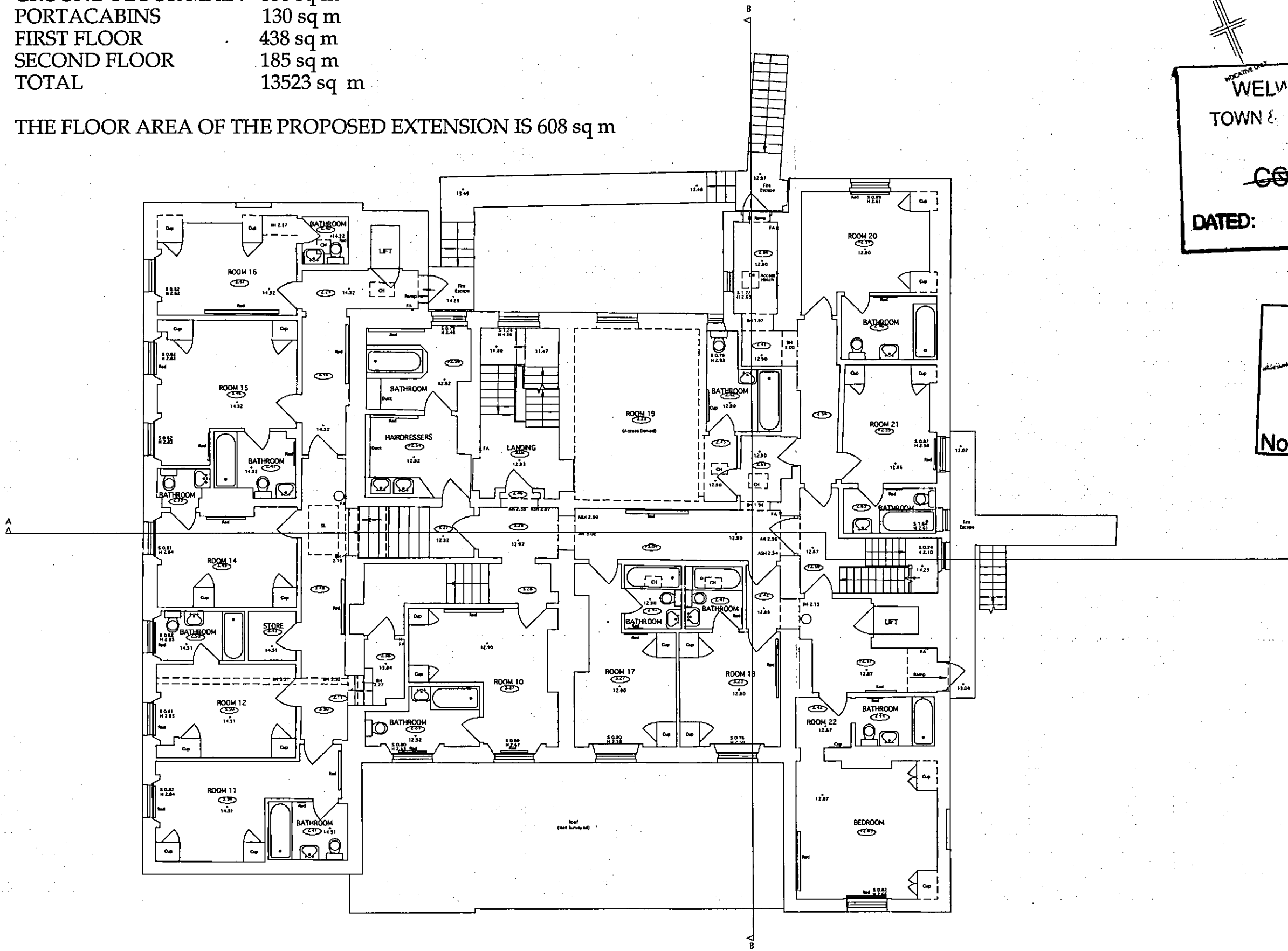
EXISTING AND PROPOSED FLOOR AREAS

GROUND FLOOR MAIN	600 sq m
PORTACABINS	130 sq m
FIRST FLOOR	438 sq m
SECOND FLOOR	185 sq m
TOTAL	13523 sq m

THE FLOOR AREA OF THE PROPOSED EXTENSION IS 608 sq m

WELWYN HATFIELD COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
REFERRED TO IN
CONSENT / REFUSAL
DATED: 25 APR 2005

WELWYN HATFIELD
PLANNING
OFFICE COPY
28 FEB 2005
No: 86/2005/226



John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

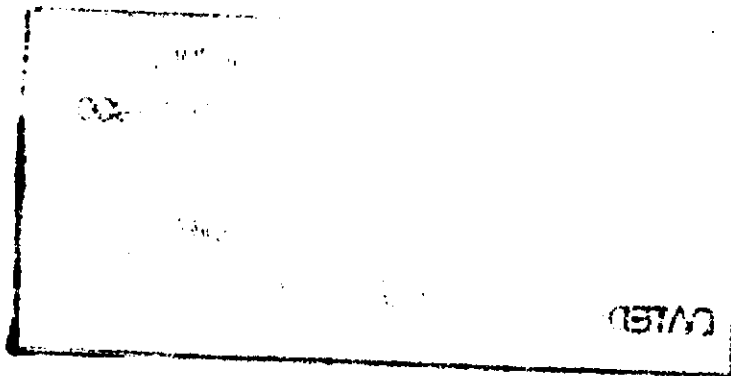
Drawing Title : Building Survey Details
First Floor Layout

Client Follett Care Limited

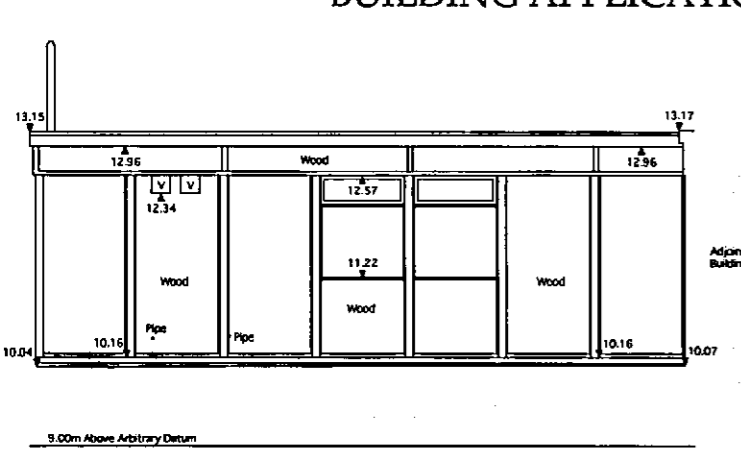
Date February 2005

Scale 1 to 125

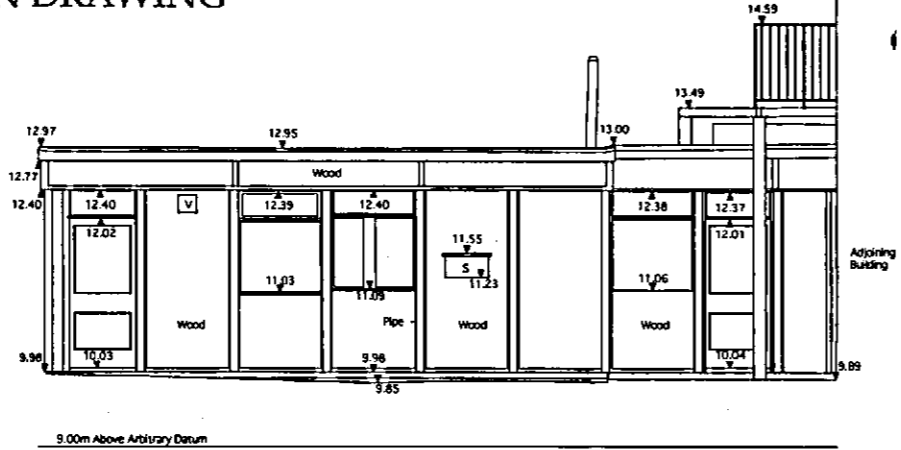
Drawing No JDA/03/940/SUR.007



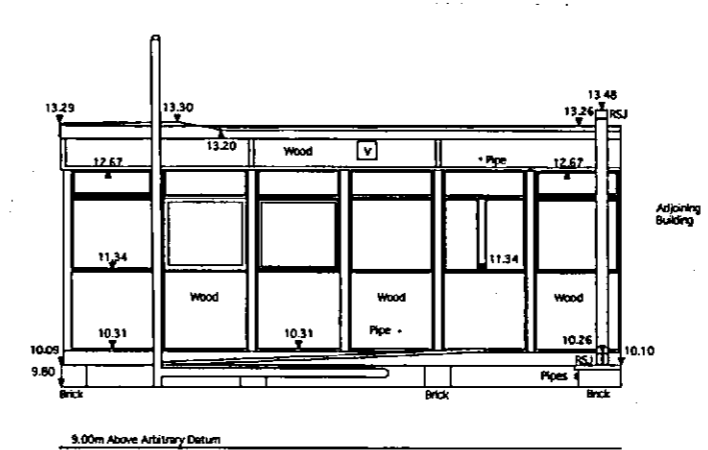
PLANNING AND LISTED
BUILDING APPLICATION DRAWING



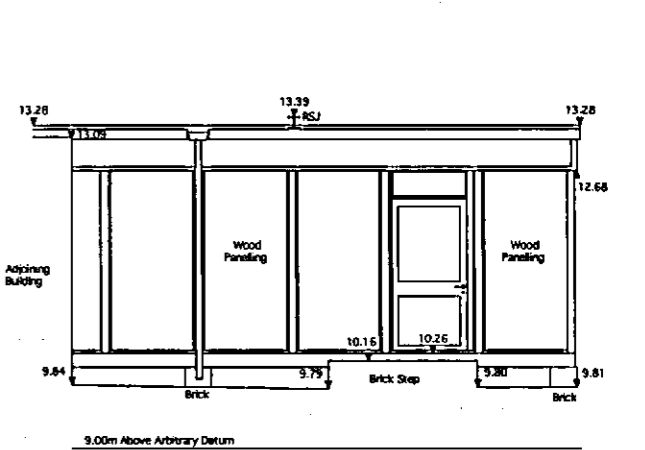
ELEVATION 5



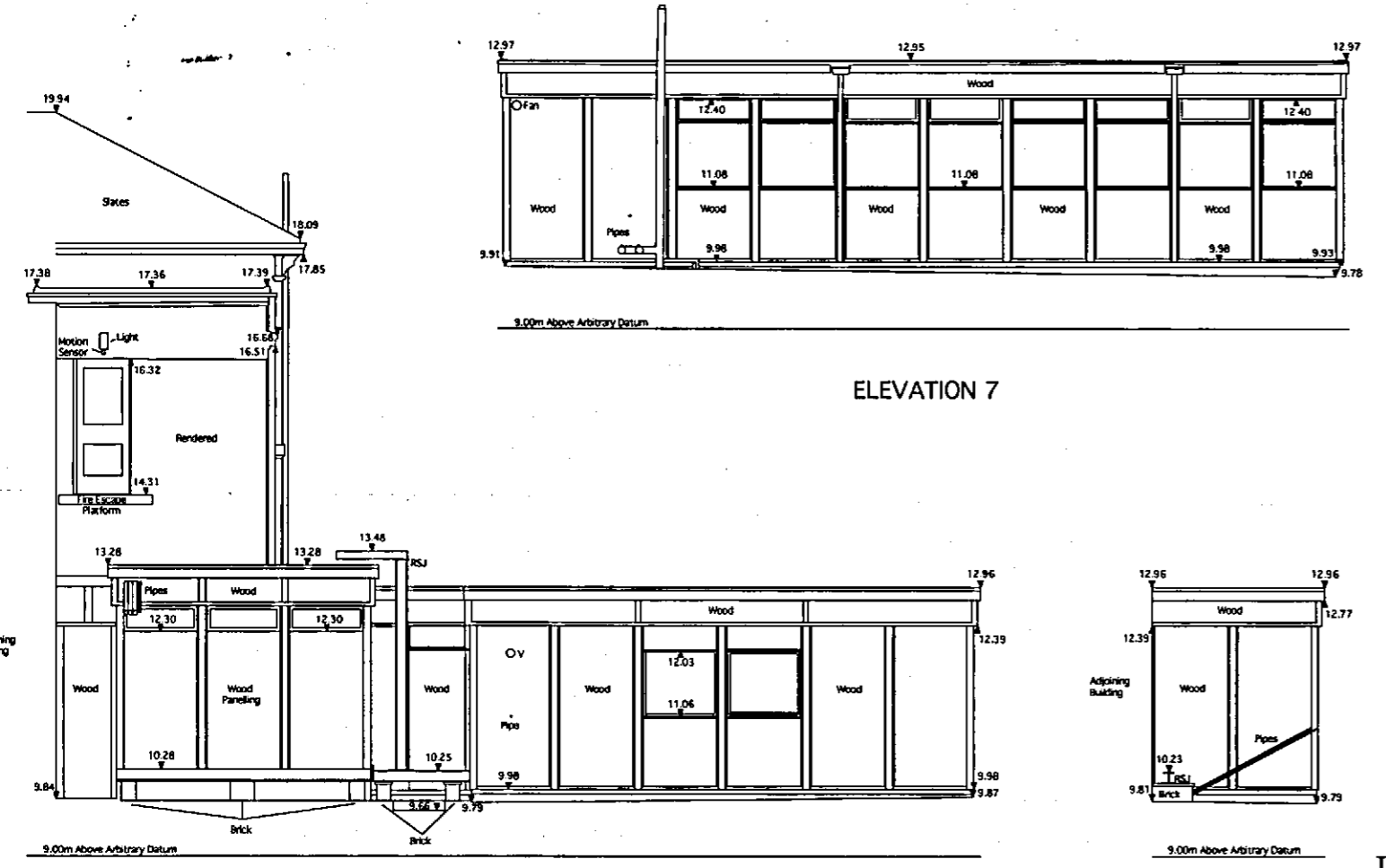
ELEVATION 6



ELEVATION 10

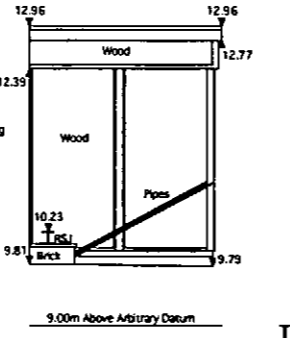


ELEVATION 11

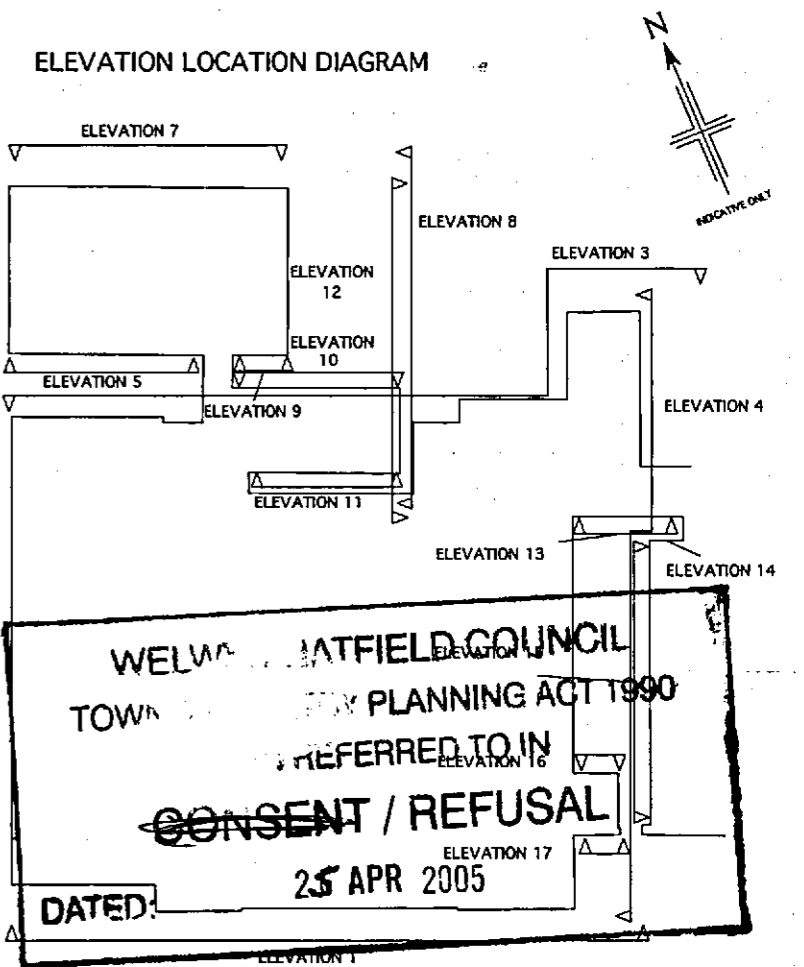


ELEVATION 7

ELEVATION 8



ELEVATION 9



WELWYN HATFIELD COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
REFERRED TO IN
~~CONSENT~~ / REFUSAL
DATED: 25 APR 2005

John Dickie Associates
Manor Barn,
Wilthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Building Survey Details

Client Follett Care Limited

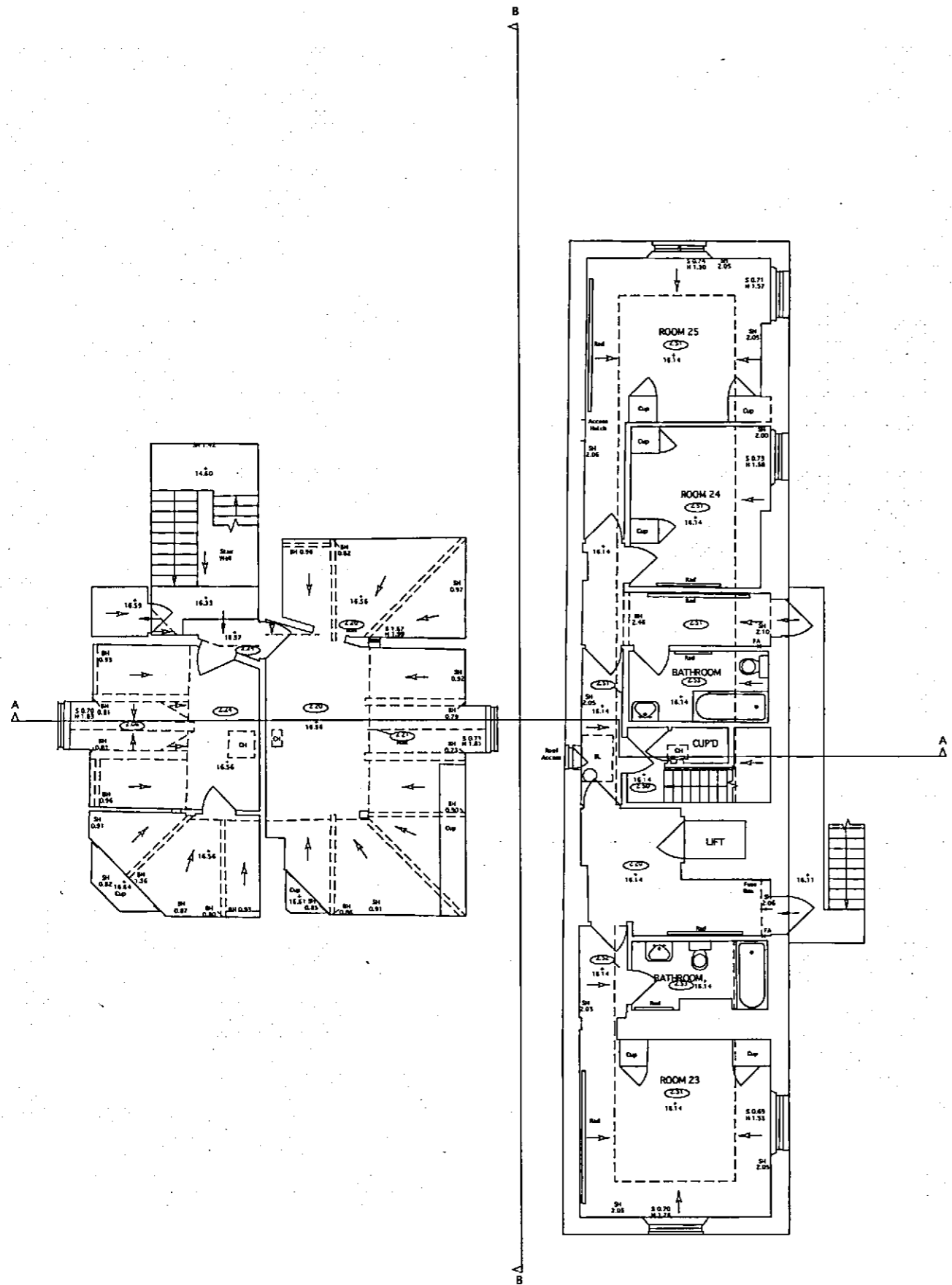
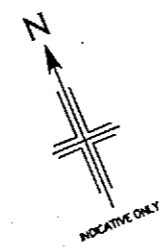
Date February 2005

Scale 1 to 100

Drawing No JDA/03/940/SUR.003

WELWYN HATFIELD
PLANNING
OFFICE COPY
28 FEB 2005
No: 86/2005/226

© FLOWMAN CRAVEN & ASSOCIATES. NOT TO BE REPRODUCED WITHOUT PERMISSION



EXISTING AND PROPOSED FLOOR AREAS

GROUND FLOOR MAIN	600 sq m
PORTACABINS	130 sq m
FIRST FLOOR	438 sq m
SECOND FLOOR	185 sq m
TOTAL	13523 sq m

THE FLOOR AREA OF THE PROPOSED EXTENSION IS 608 sq m

WELWYN HATFIELD COUNCIL
 PLANNING
~~APPROVED~~ / REFUSAL
 DATED: 25 APR 2005

WELWYN HATFIELD
 PLANNING
 OFFICE COPY
 28 FEB 2005
 No: *56/2005/226*

John Dickie Associates
 Manor Barn,
 Wilsthorpe,
 Stamford,
 Lincs
 Pe9 4pe

Tel 01778 560811
 Fax 01778 561167

Proposed Development at
 Mymwood House, Shepherds Way,
 Brookmans Park, AL9 6NN

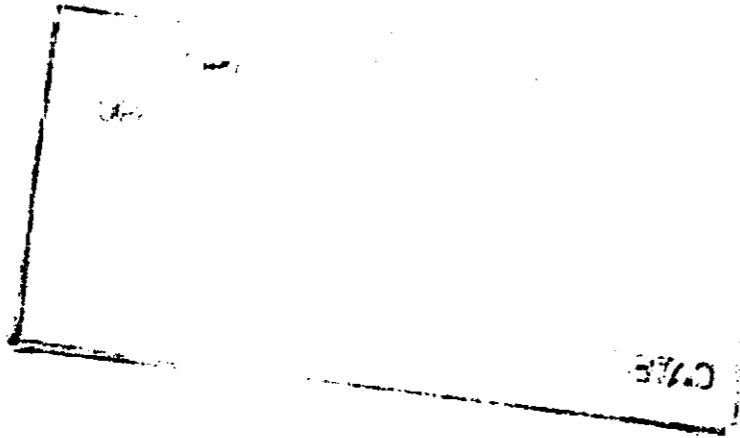
Drawing Title : Building Survey Details
 Second Floor Layout

Client Follett Care Limited

Date February 2005

Scale 1 to 125

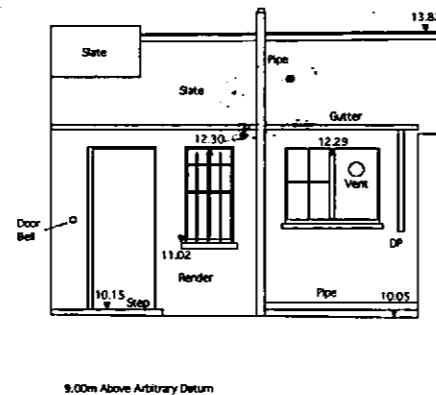
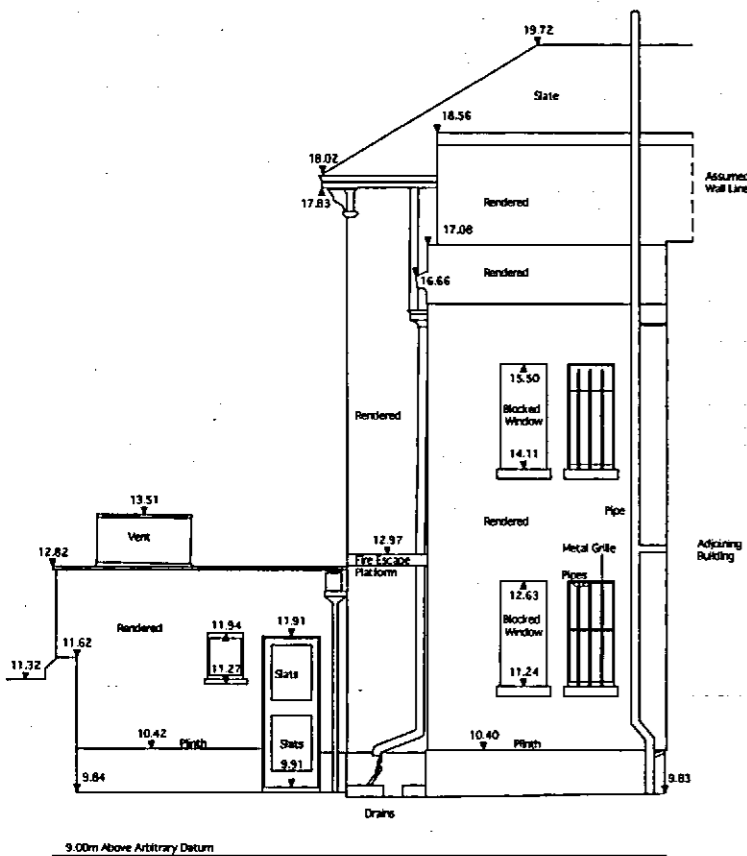
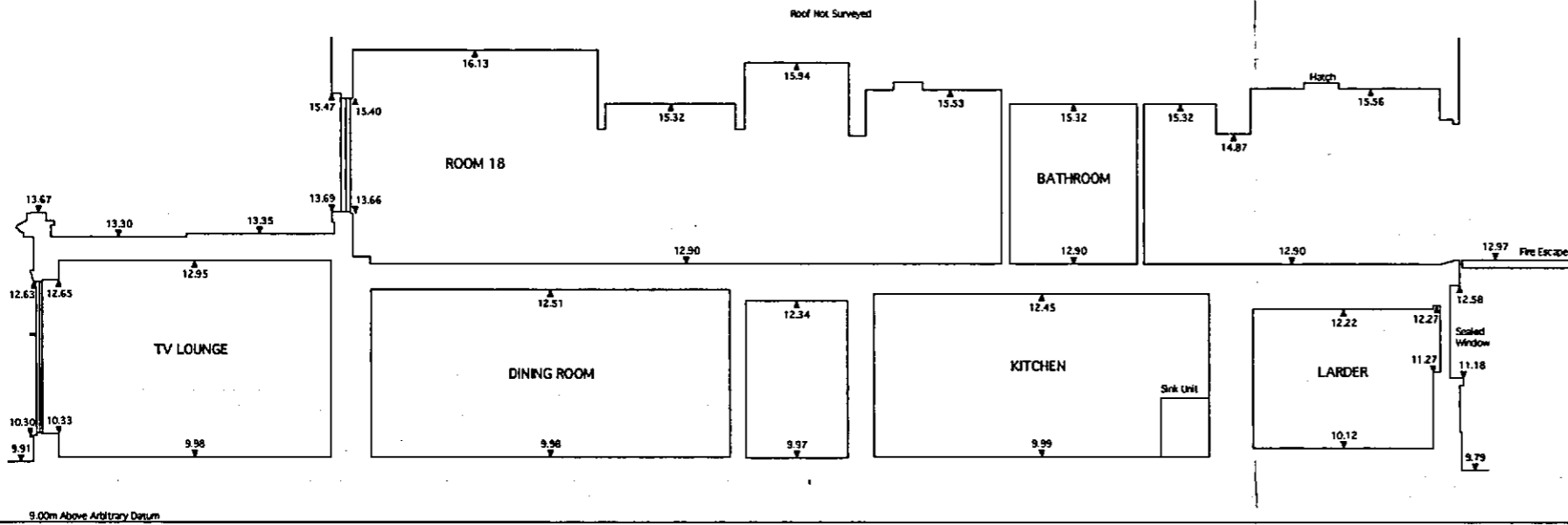
Drawing No JDA/03/940/SUR.008



PLANNING AND LISTED
BUILDING APPLICATION DRAWING

John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167



Proposed Development at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

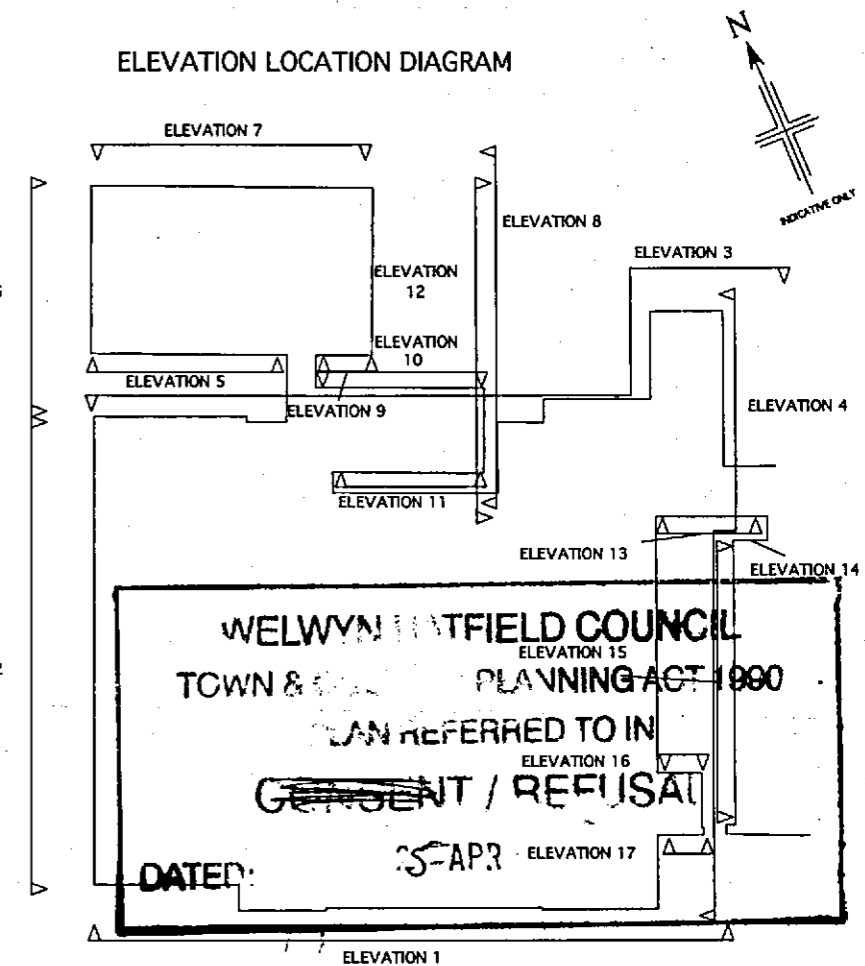
Drawing Title : Building Survey Details

Client Follett Care Limited

Date February 2005

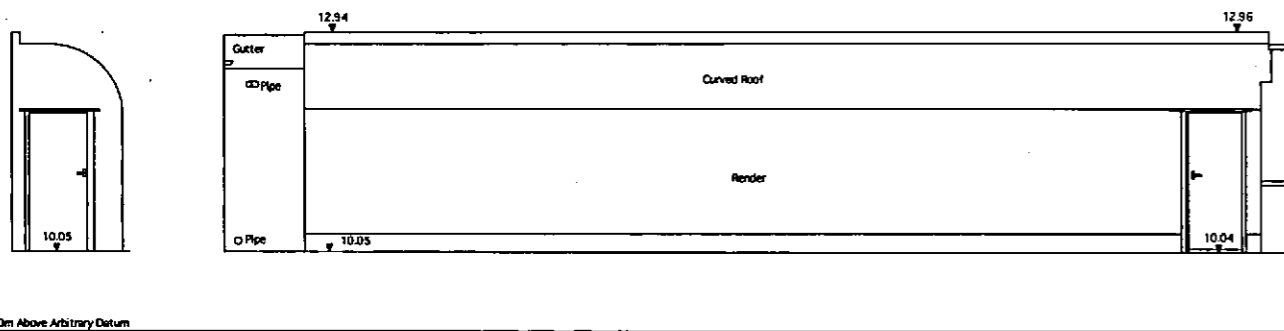
Scale 1 to 100

Drawing No JDA/03/940/SUR.004

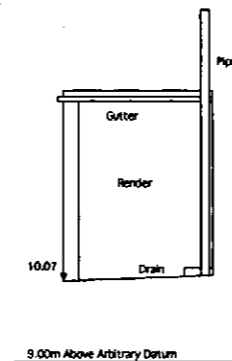


ELEVATION 12

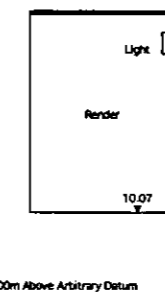
ELEVATION 13



ELEVATION 15



ELEVATION 16



ELEVATION 17

WELWYN HATFIELD
PLANNING
OFFICE COPY
28 FEB 2005
No: 26/2005/226

Ordnance Survey Superplan Data

Supplied by: **Heffers Map Shop**
Serial Number: **00003671**

Proposed Development at
**Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN**

Drawing Title : **Site Location Plan**

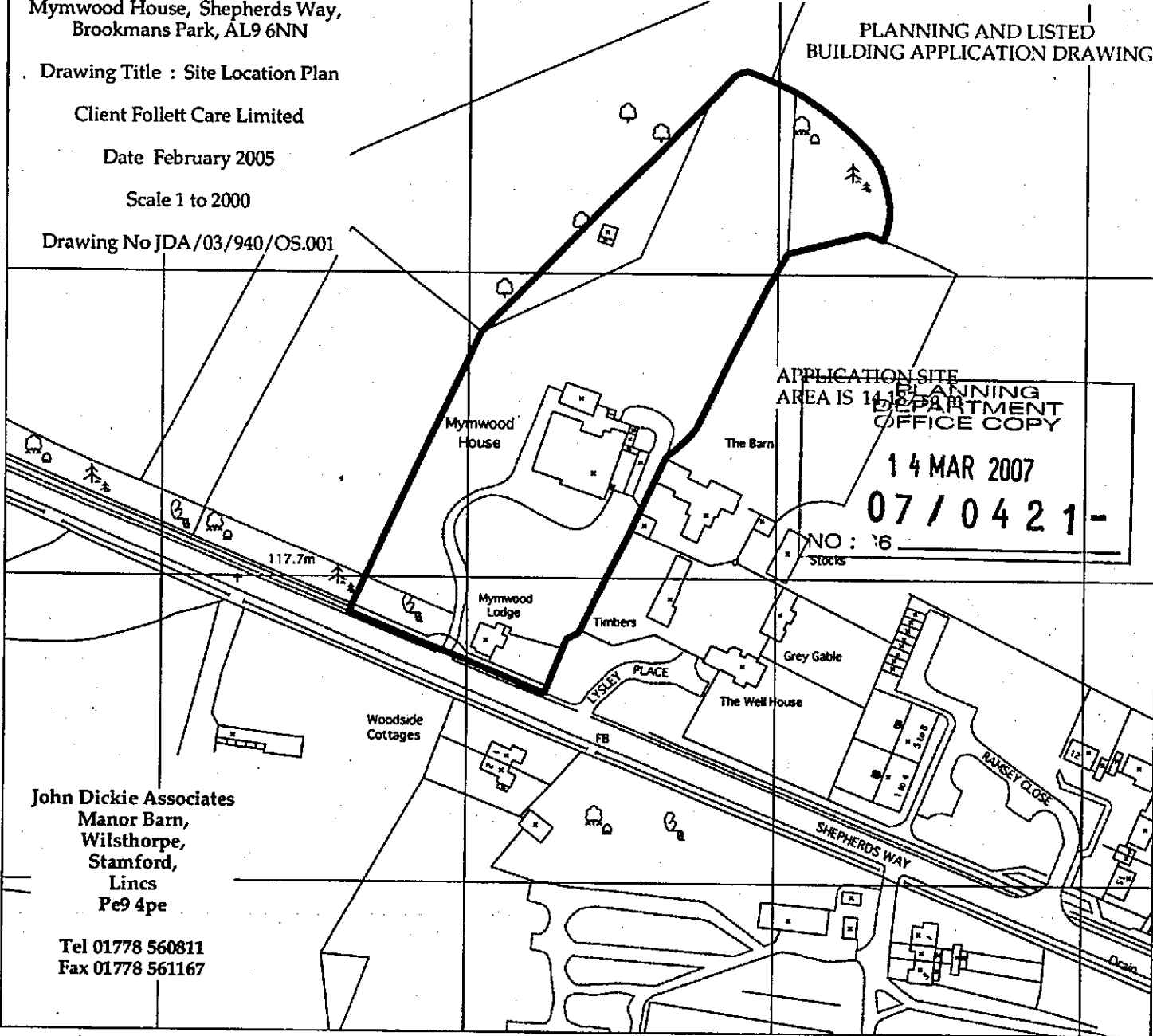
Client **Follett Care Limited**

Date **February 2005**

Scale **1 to 2000**

Drawing No **JDA/03/940/OS.001**

PLANNING AND LISTED
BUILDING APPLICATION DRAWING



APPLICATION SITE
AREA IS 14/0421-
PLANNING
DEPARTMENT
OFFICE COPY

14 MAR 2007

07/0421-

NO: 16

John Dickie Associates
Manor Barn,
Wilthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167

263 264 265 266

5262 49m

5266 23m

Produced **16 Jul 2003** from Ordnance Survey digital
data and incorporating surveyed revision
available at this date. © Crown Copyright **2003**.

This product contains data surveyed at one
or more of the following scales: 1/1250,
1/2500 & 1/10000.

Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

National Grid sheet reference at centre
of this Superplan: **TL2603**

Ordnance Survey and Superplan Data are registered
trade marks of Ordnance Survey the national mapping
agency of Great Britain

The representation of a road, track or
path is no evidence of a right of way.

Heights are given in metres above
Datum.

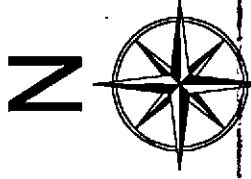
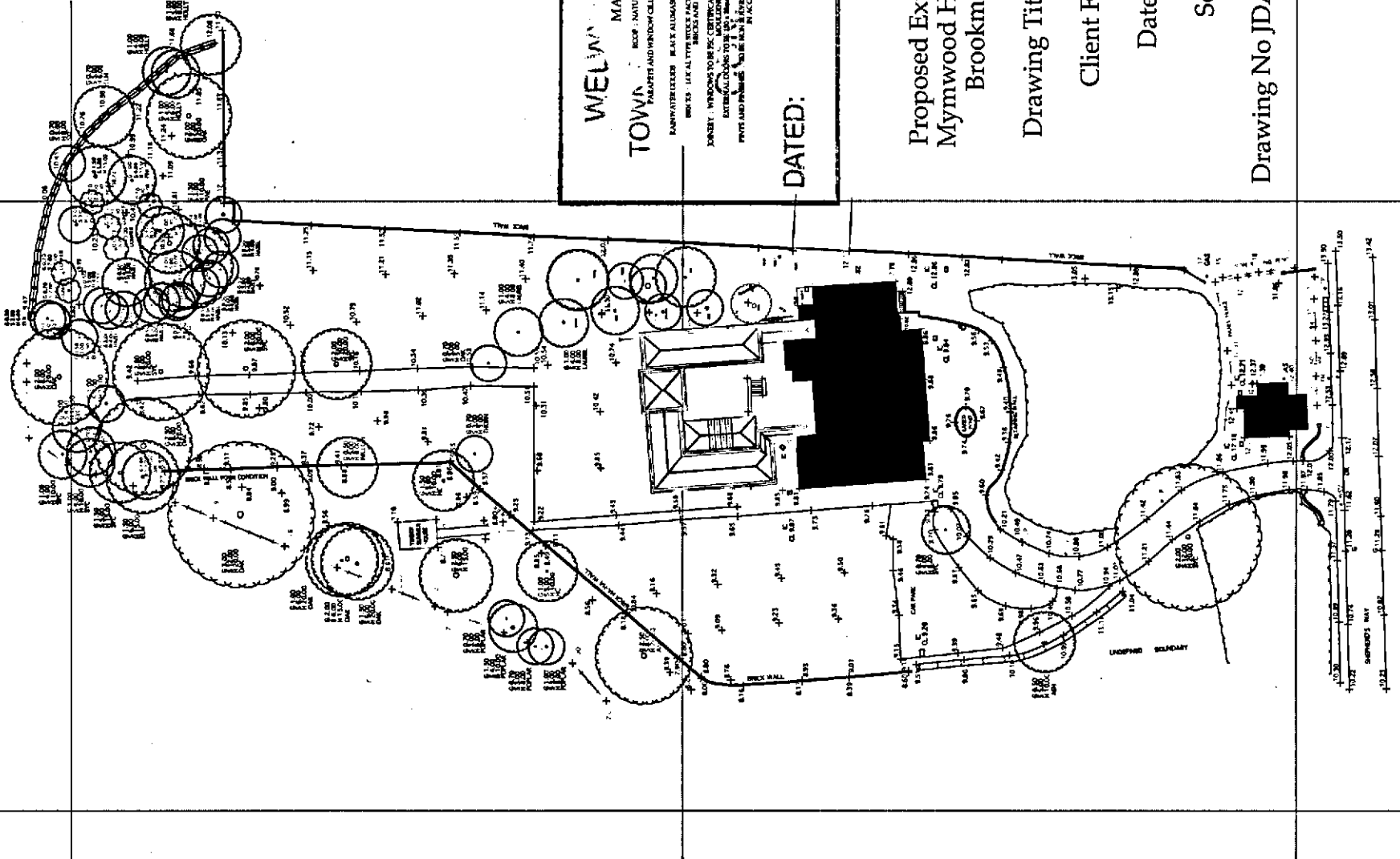
The alignment of tunnels is approximate.

This Superplan product does not contain
all recorded map information.

PLANNING APPLICATION DRAWING

John Dickie Associates
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
Pe9 4pe

Tel 01778 560811
Fax 01778 561167



WELWYN HATFIELD COUNCIL
MATERIALS SCHEDULE

TOWN: WELWYN HATFIELD 1990

ROOF: NATURAL WELSH SLATE WITH RED CLAY BROWLINE
PARAPETS AND WINDOW COILS: AS SPECIFIED, FINISHING WITH SAMPLES TO BE AGREED AS RESERVED MATERIALS

RAINWATER DRAINAGE: BLACK ALUMINUM - HISTORICAL PATTERNS WHERE FEASIBLE AND SQUARE SECTION DRAINAGE PRODUCTS

WALLS: ALL EXTERIOR WALLS TO BE FINISHED WITH RED BRICK AS RESERVED MATERIALS

DOORS: ALL EXTERIOR DOORS TO BE FINISHED WITH RED BRICK AS RESERVED MATERIALS

WINDOWS: WINDOWS TO BE FINISHED WITH RED BRICK AS RESERVED MATERIALS

EXTENSION: EXTENSION TO BE FINISHED WITH RED BRICK AS RESERVED MATERIALS

PAINT AND FINISHES: TO BE FINISHED WITH RED BRICK AS RESERVED MATERIALS

IN ACCORDANCE WITH THE MATERIALS SCHEDULE

DATED: 26 APR 2005

Proposed Extension to Care Home at
Mymwood House, Shepherds Way,
Brookmans Park, AL9 6NN

Drawing Title : Proposed Site Plan

Client Follett Care Limited

Date February 2005
Scale 1 to 1000

Drawing No JDA/03/940/P.APP/SITE.001

WELWYN HATFIELD
PLANNING
OFFICE COPY

28 FEB 2005

No: *86/2008/226*

LEVELS RELATED TO INSPECTOR COVER AT
END OF BRICKING ASSUMED VALUE 10.00 METRES