

18/05433/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Paul Turner

Comments: I would like the opportunity for this application to be discussed at committee. This is a sensitive location and has raised many concerns locally.

Parish/Town Council Comments/Internal and External Consultees

Downley Parish Council

Comments: The Parish Council object to this planning application and are in full support of the objections that have been made by residents.

It is not clear from the Design and Access statement how the listed features of Hughenden Hall and structure to the north are to be preserved (or enhanced).

The Design & Access Statement states in "Planning History" that "Although the barns are not listed, they sit within the curtilage of Downley Farm Cottage which is a listed building." The Historic England website (<https://historicengland.org.uk>) however makes reference to two listings pertinent to this application (i) SU8472195281 indicates it the building now referred to as Hughenden Hall and (ii) SU8472095299 that forms part of the car port to the North of Hughenden Hall. No reference is made to these listings or the manner in which listed status have been recognised or addressed within the planning process.

The Parish Council would like it noted that this dwelling is in Greenbelt and AONB and the proposed plans are not suitable or a dwelling within these constraints.

Conservation Officer

Comments: This application has been the subject of detailed pre-application advice. The proposals have been amended to take into account that advice and the extensions are acceptable in conservation terms subject to: - weatherboarding being a minimum of 225mm depth; flint work to be undertaken in accordance with the Chilterns Flint advice note (the use of pre-cast flint blocks will not be acceptable); the approach to the construction being as set out in the Method Statement (para 1.1) and Structural Report, unless otherwise agreed in writing - details and finishes of joinery and frameless glazing

Representations

21 letter of objections

- Site in Green Belt and AONB and exceeds size limitations in Green Belt Policy
- Supporting statement incorrectly states the building is not listed [Officer note: a revised, corrected statement has been submitted by the architect.]
- Reference to previous temporary extensions is irrelevant as the building has been in its present form for 22 years.
- Extensive use of glass is inappropriate in relation to existing materials in the existing buildings.
- Conversion scheme was award winning and the proposals are detrimental to the character of the existing buildings which are visible from The Common
- Out of scale and character
- Detrimental to privacy of neighbours, including The Old Milking Parlour

- Buildings should not be linked to enclose the courtyard as the courtyard has never been enclosed in this way historically.
- Issues of ownership over driveway areas.
- Fence has been moved to create the parking space over which the new carport would be built.
- Query the accuracy of the drawings
- Glazing will allow views into the building when lights are on at night.
- Contrary to advice in the Downley Village Design Statement and Chilterns Building Design Guide.
- Loss of openness.
- Loss of view from Downley Farm House to the Common.
- Noise and disturbance from building works
- Carport encroaches into paddock
- Glazed extension is an inappropriate modern addition out of keeping with the existing buildings.
- There are bats and badgers in the area.

7 letters of support

- Will reinstate the earlier form of the building
- Has been the subject of consultation with Council officers and the applicants have responded to the advice received by amending their proposals in line with their advice.
- Alterations are sympathetic and aesthetically in keeping with this property's historical character.

Live opposite and consider the proposals do not detract from the property or surroundings, and the single storey extension enhances the aspects of the property.