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## Appeal Decision

Site visit made on 26 February 2025

**by Chris Couper BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 11<sup>th</sup> March 2025**

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**Appeal Ref: APP/A1910/W/24/3349041**

**1 Frogmore Street, Tring, Hertfordshire HP23 5AU**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Ms M Smith against the decision of Dacorum Borough Council.
  - The application Ref is 24/00614/RET.
  - The development is described as 'retrospective planning application for ground door and frame'.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The door and frame are already in place, and I have dealt with the appeal on the basis of their retention.

### Main Issue

3. The main issue is the effect of the development on the character and appearance of the area, including whether it preserves or enhances the character or appearance of the Tring Conservation Area.

### Reasons

4. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing their character or appearance. The National Planning Policy Framework 2024 ('Framework') sets out that great weight should be given to the conservation of designated heritage assets, such as conservation areas, and that harm to their significance requires clear and convincing justification.
5. The appeal property falls within the Tring Conservation Area. This encompasses the High Street and the historic core of the town, together with predominantly residential streets either side of the main shopping area. Many of the properties are constructed in red brick, with simple and elegant facades, and they often display windows and doors typical of their era. The Tring Conservation Area Character Appraisal and Management Proposals (March 2019) notes that some historic buildings have been marred by replacement doors and windows, especially by the use of uPVC.

6. No 1 Frogmore Street is a nineteenth century property, which is prominently located on the corner with Parsonage Place, just off High Street. At some point, an entrance door was inserted into its Frogmore Street elevation between its regularly spaced sash timber windows, and which interrupted the symmetry of that elevation. However, in terms of its materials and its square glazing panels, that door broadly respected the character of the host property, and its black colour was fairly recessive in the streetscene.
7. In 2023 the appellant replaced it with the door and frame the subject of the appeal. Its replacement has two oval shaped windows which do not reflect the shape of the glazing panels in the host's windows, or the style of this historic building. Its uPVC construction is also at odds with its timber-framed windows. In my view, and contrary to the appellant's claim, its bright orange hue is not similar to the red brickwork so typical of the Tring Conservation Area, and it does not complement, or reflect, the character of nearby buildings. Indeed, the door's colour, and its elevated position above the street, serve to draw-the-eye to its incongruous appearance.
8. The appellant has provided photographs of doors and frontages elsewhere in the town. Some of those relate to shop fronts on High Street, where the context is rather different to here, and some of which the Council says are contrary to the character of the Tring Conservation Area.
9. Having regard to the cited examples on Frogmore Street, I agree that there is considerable diversity in terms of the doors' style and appearance, and some are less sympathetic to this historic context than others. However, compared to this scheme, I observed that most of the doors within this part of the Tring Conservation Area are either in a style which better reflects their respective host, are constructed in a more appropriate material, or are of a less strident colour. They are therefore typically much more discreet features in the streetscene.
10. Policy CS27 of the Dacorum Core Strategy 2006-2031 (2013) sets out that development shall positively conserve and enhance the appearance and character of conservation areas. For the above reasons, this development has harmed the character and appearance of the Tring Conservation Area, and it thereby conflicts with that policy.
11. The harm to this designated heritage asset is a matter to which I attribute great weight. As the harm caused to it is 'less than substantial', in accordance with the Framework, I am required to weigh it against the public benefits of the proposal. However, whilst I understand that the previous door was rotting, and its replacement may be more durable, there are no public benefits that would outweigh the harm that I have found.
12. Consequently, and having regard to all other matters raised, including representations by interested parties, the appeal is dismissed.

*Chris Couper*

INSPECTOR