



Appendix 3

Images of England

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© Mr Brian Arnopp

IoE Number: 158384
Location: THE GARDEN HOUSE, 16 FORE STREET (north side)
HATFIELD, WELWYN HATFIELD, HERTFORDSHIRE
Photographer: Mr Brian Arnopp
Date Photographed: 21 June 2002
Date listed: 03 April 1951
Date of last amendment: 03 April 1951
Grade II

NOTE - The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For an updated version of the statutory list you should visit our LBOonline database <http://lbonline.english-heritage.org.uk/Login.aspx>

| | | |
|---------|----------|---|
| TL 2308 | HATFIELD | Old Hatfield FORE STREET (north side) |
| 15/121 | | No 16 |

Old Hatfield TL 2308 HATFIELD FORE STREET (north side) 15/121 No 16 (The Garden House)
3.4.51 GV II House. Mid C18. Chequered red brick on a rendered base. 2 storeys and attics. Painted band at height of porch frieze. Deep wooden modillioned cornice below parapet. Steep slate roof with 3 boxed casement dormers. 5 flush sash windows. Wooden Tuscan porch with 2 free-standing columns and pilaster responds. Plain entablature and narrow fan with crossed glazing bars.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.



Appendix 4

Images of England

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© Mr Robert Walkley

IoE Number: 158383
Location: 14 FORE STREET (north side)
HATFIELD, WELWYN HATFIELD, HERTFORDSHIRE
Photographer: Mr Robert Walkley
Date Photographed: 30 June 2001
Date listed: 09 December 1983
Date of last amendment: 09 December 1983
Grade II*

NOTE - The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For an updated version of the statutory list you should visit our LBOonline database <http://lbonline.english-heritage.org.uk/Login.aspx>

TL 2308

HATFIELD

Old Hatfield
FORE STREET
(north side)

15/120

No 14

Old Hatfield TL 2308 HATFIELD FORE STREET (north side) 15/120 No 14 - GV II House. Circa 1800. Red brick. Slate mansard roof. 2 storeys and attics. 2 floor bands and parapet. Flush glazing bar sash windows. Door on left has segmental headed surround and thin Roman Doric columns with fluted frieze blocks and moulded cornice. 2 boxed Yorkshire casement dormers.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

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| | |
|-------------------------|--|
| IoE Number: | 158386 |
| Location: | 18 AND 20 FORE STREET (north side) HATFIELD, WELWYN HATFIELD, HERTFORDSHIRE |
| Photographer: | Mr Robert Walkley |
| Date Photographed: | 30 June 2001 |
| Date listed: | 09 December 1983 |
| Date of last amendment: | 09 December 1983 |
| Grade | II |

NOTE - The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For an updated version of the statutory list you should visit our LBOonline database <http://lbonline.english-heritage.org.uk/Login.aspx>

TL 2308

HATFIELD

Old Hatfield
FORE STREET
(north side)

15/123

Nos 18 (Midcote)

Old Hatfield TL 2308 HATFIELD FORE STREET (north side) 15/123 Nos 18 (Midcote) and 20 GV II House. Later C18. Chequered red brick on rendered base. Stucco band below upper windows. Steep tile roof with square dormers. Flush sash windows, 3 on 1st floor and 2 on ground floor. Plain door to No 18 with deep hood on shaped brackets. Door of No 20 has 6 fielded panels and moulded surround. Three-quarter engaged Roman Doric columns with triglyph frieze and dentil cornice. Brick dentilled eaves. Twin-shaft chimney stack on W gable.



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Department of Culture
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Appendix 5



Photo 1: View of rear elevation from garden showing existing rear extensions.



Photo 2: View of the rear of the house showing projecting gable and shallow flat roofed extension to drawing room.

| | |
|---|--|
| PROJECT | The Garden House, 16 Fore Street, Old Hatfield |
| TITLE | Photographs of Site and Surroundings (1 of 4) |
| CLIENT | Gascoyne Cecil Estates |
| SCALE | NTS |
| DATE | August 2010 |
| DRG. NO. | 1058/005 |
| jb planning associates | |
| <small>Chelms Manor, Chelms Lane, Stevenage, SG2 7AA e-mail: info@jbplanning.com ur: www.jbplanning.com tel: 01438 312130 fax: 01438 312131</small> | |
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Photo 3: The proposed single storey extension will link between the flat roofed drawing room extension and the painted brick extension.

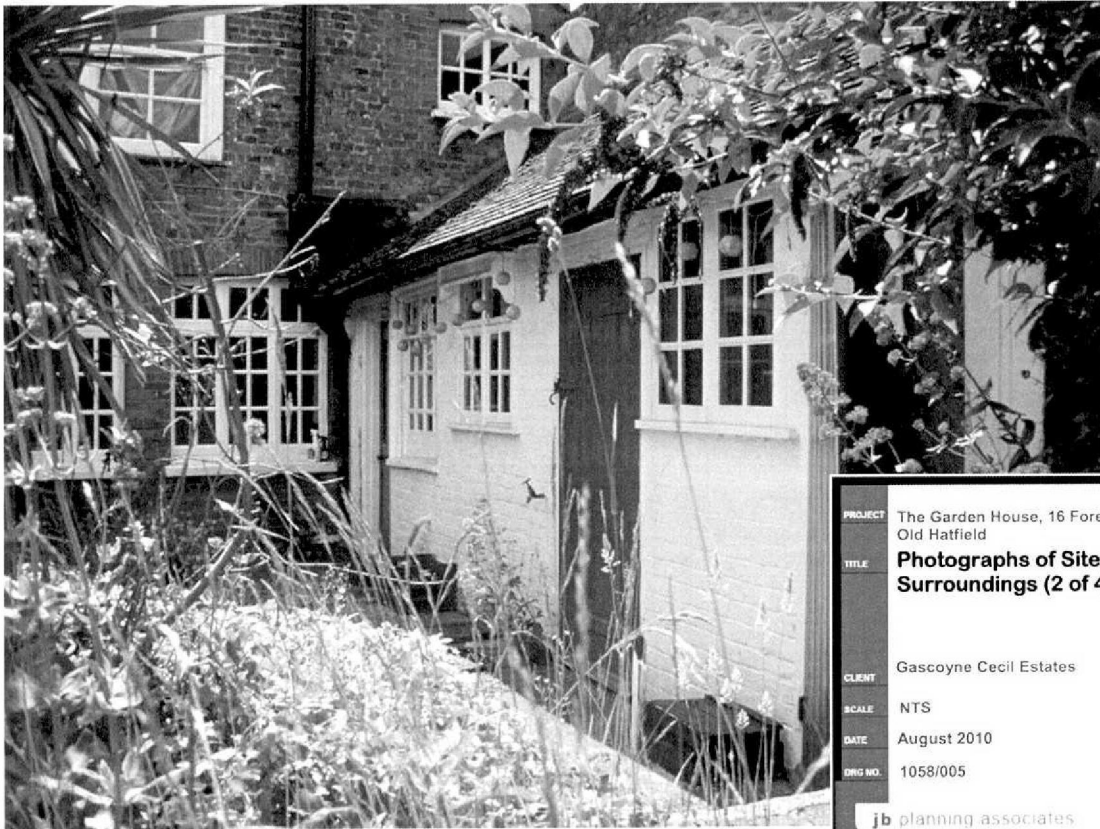


Photo 4: Painted brick wall of rear lean-to extension to be opened up.


| | |
|--|--|
| PROJECT | The Garden House, 16 Fore Street, Old Hatfield |
| TITLE | Photographs of Site and Surroundings (2 of 4) |
| CLIENT | Gascoyne Cecil Estates |
| SCALE | NTS |
| DATE | August 2010 |
| DRG NO. | 1058/005 |
| jb planning associates | |
| <small>Chells Manor, Chells Lane, Stevenage, SG2 7AN e-mail: info@jbplanning.com www.jbplanning.com tel: 01438 312130 fax: 01438 312131</small> | |
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Photo 5: View of rear patio area showing position of the proposed single storey extension.



Photo 6: Aerial Photograph

| | |
|--|--|
| PROJECT | The Garden House, 16 Fore Street, Old Hatfield |
| TITLE | Photographs of Site and Surroundings (3 of 4) |
| CLIENT | Gascoyne Cecil Estates |
| SCALE | NTS |
| DATE | August 2010 |
| DRG. NO. | 1058/005 |
| jb planning associates | |
| <small>Chesham, Bucks. Law, Sovereign, 502-76A e-mail: info@jbplanning.com www.jbplanning.com tel: 01438 312130 fax: 01438 312131</small> | |
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Photo 7: Streetscene view of Fore Street showing site context. No. 16 is on the right hand side of the picture.

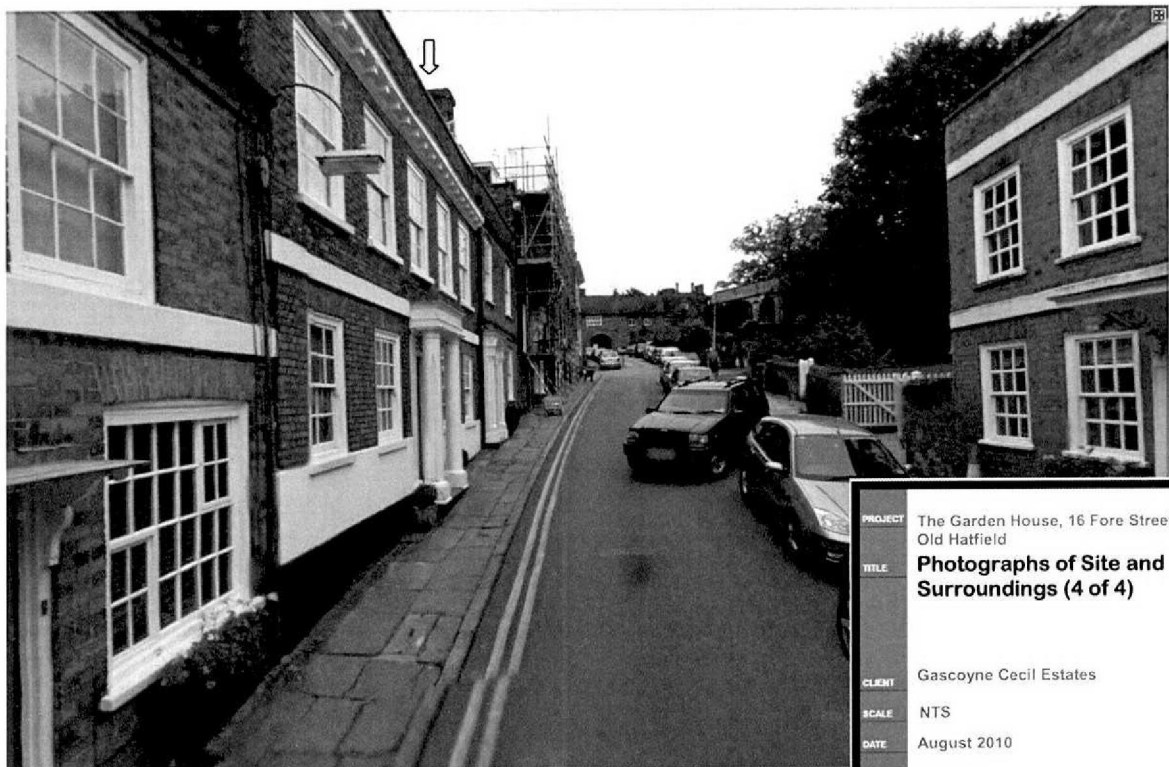


Photo 8: Streetscene view showing the frontage of No. 16 (left hand side)

| | |
|---|--|
| PROJECT | The Garden House, 16 Fore Street, Old Hatfield |
| TITLE | Photographs of Site and Surroundings (4 of 4) |
| CLIENT | Gascoyne Cecil Estates |
| SCALE | NTS |
| DATE | August 2010 |
| DRG NO. | 1058/005 |
| jb planning associates | |
| <small>Chels Manor, Chels Lane, Stevenage, SG2 7AA e-mail: info@jbplanning.com or www.jbplanning.com tel: 01438 312130 fax: 01438 312131</small> | |
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Appendix 6

HERITAGE STATEMENT

The Garden House, 16 Fore Street, Old Hatfield – Proposed Single Storey Rear Extension and Alterations

Introduction

1. This Heritage Statement supports planning and listed buildings consent applications for a proposed single storey rear extension and alterations to The Garden Cottage, 16 Fore Street, Old Hatfield, AL9 5AH. The Council have confirmed in their Validation Checklist that a Heritage Statement will be required to accompany this Householder planning application.
2. In relation to potential heritage impact, the application site is located within the Old Hatfield Conservation Area and within an Area of Archaeological Significance.
3. The property, which comprises a mid terraced Georgian residential dwelling is also Listed Grade II of architectural and historic interest.
4. It is further relevant that the immediately adjacent houses are listed, and in particular No 14 Fore Street is listed Grade II*.
5. The Council has a statutory duty both to consider the character and appearance of the conservation area in which the development is proposed, but also the setting of the listed building and any nearby listed buildings of historic and architectural interest.

National Guidance on the Historic Environment

6. National Policy for the protection of the Historic Environment is set out within Planning Policy Statement 5 (Planning for the Historic Environment) and this policy framework is designed to be read in conjunction with Historic Environment Planning Practice Guide dated March 2010.
7. PPS5 defines the Historic Environment as being comprised of all aspects of the environment resulting from the interaction between people and places through time. Those elements which hold significance are defined as Heritage Assets and these are considered to have significance by virtue of their historic, archaeological, architectural or artistic interest. These include designated assets such as Conservation Areas, Listed

Buildings and Scheduled Ancient Monuments together with assets such as buildings of local interest which do not benefit from individual statutory protection.

8. The policy statement builds on the Government's Statement on the Historic Environment for England 2010 and makes clear the national policy objective to conserve Heritage Assets and to utilise the historic environment in creating sustainable places.
9. There is a basic presumption in favour of the conservation of designated Heritage Assets and PPS5 makes it clear that the more significant the Heritage Asset, the greater the presumption in favour of its conservation should be.
10. However, the policy structure emphasises that intelligently managed change may sometimes be beneficial and indicates that the basic presumption for conservation should be balance against the need to ensure continued viability and the wider public benefit of proposed development. It also makes clear that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the Historic Environment.
11. PPS5 sets out a clearly structured evidence based approach for the determination of applications for development which affect Historic Assets.
12. This requires applicants to provide a description of the Heritage Assets affected, where relevant the contribution of their setting to that significance and the impact of proposed development.
13. The guidance makes it clear that the significance of a Heritage Asset can be harmed or lost by physical alteration or destruction and by development within its setting. It also indicates that any loss affecting a designated Heritage Asset should only be accepted where there is clear and convincing justification.
14. As part of this structured approach PPS5 sets out the concept of "Harm" and "Substantial Harm" as two different levels of adverse impact on the significance of a Heritage Asset.
15. Paragraph HE9.1 states that Substantial Harm to or loss of a Grade II Listed Building, park or garden should be exceptional and that Substantial Harm of designated assets of the highest significance (Grade II*, Grade I buildings etc.) should be "wholly exceptional".

16. Paragraphs HE9.2 & HE9.4 set out two different sets of criteria for the justification of works resulting in these two different levels of harm and the wording of HE9.4 makes it clear that the level of justification which is required is proportionate to the level of harm caused to the significance of the Heritage Assets affected by proposed development.
17. Not all development will have an adverse impact on affected Heritage Assets and in the context of the management of Conservation Areas legal precedent means that proposals which have a neutral impact are accepted as serving to preserve the special character of the locality.
18. Although the Historic Planning Practice Guide warns about the adverse impact of cumulative minor development it must also be recognised that there will be many instances where development will affect a historic asset without causing harm. Change in itself is not harmful and harm only occurs where the change has an adverse impact on the special significance of the Heritage Asset.
19. By logical progression there will be other cases where development will result in heritage benefits and paragraph 79 of the Historic Planning Practice Guide sets out a range of potential benefits which could weigh in favour of a proposed scheme. These are listed as follows:-
 - I. Development which sustains or enhances the significance of a Heritage Asset and the contribution of its setting.
 - II. Development which reduces or removes risks to a Heritage Asset
 - III. Development which secures the optimum viable use of a Heritage Asset in support of its long term conservation
 - IV. Development which makes a positive contribution to economic vitality and sustainable communities
 - V. Development which is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment
 - VI. Development which better reveals the significance of a Heritage Asset and therefore enhances our enjoyment of it and the sense of place

20. Assessment of any development affecting the Historic Environment must follow a structured methodology which is based on evidence, assessment of the significance of each asset and the positive, neutral or harmful impact of development on that significance. Where there is adverse impact on the Historic Environment proposals must be weighed up and a balance struck between harm caused to Heritage Assets and the wider public benefit of proposed development.

Assessment

21. The Garden House, 16 Fore Street comprises a Grade II Listed Building dating back to the mid 18th century and which is two storey in height with attic accommodation within the roofspace. It is a brick built mid terraced house under a pitched slate roof. The house is listed for its group value within the overall streetscene of Fore Street. Its frontage to Fore Street and contribution to a group of 18th century brick terraced dwellings lining the street is its main contribution and historical significance.
22. The house has been previously extended to the rear which is completely hidden from Fore Street. There is a painted brick lean-to extension of narrow plan form against the western boundary wall of the rear garden. This contains a small, sub-standard kitchen and disused storage/outhouse. There is a collection of extensions and alterations within the rear of the properties on Fore Street, typically found within an urban area; synonymous with present and previous occupation by the various owners. The rear elevation is far less elaborate in its architectural form than the front as is commonly found with such buildings.

Proposed works

23. The proposal is to erect a small, single storey rear extension to open up part of the side of the lean-to extension and link across to a small, flat roofed addition to the rear of a two storey gable. The roof will be finished in lead, the fenestration will be white painted timber with small paned windows. The form of the fenestration matches the existing drawing room windows in terms of proportion; glazing pattern, height and detailing.
24. The works include opening up part of the ground floor side wall of the lean-to extension; removal of a short stretch of ground floor wall within the centre of the rear elevation including two timber windows and removal of an internal partition wall. The two ground

floor windows to be removed appear later compared with those on the first floor rear elevation which are earlier sliding timber sashes.

25. Old Hatfield is designated as an Area of Archaeological Interest. The applicants are happy for a planning condition to be imposed allowing for a watching brief by the County Archaeologist during excavation of the foundations.

Assessment of significance and harm

26. The Garden House is a Grade II listed building and by definition is therefore acknowledged as being of national importance as a building of special architectural and historic interest.
27. Its main value is by virtue of its contribution to the setting of the terraced group fronting Fore Street. The buildings front elevation to the street is its main significance.
28. As is very common, the character of the building comprises successive layers of alteration and developments reflecting the changing needs and aspirations of the current generation of building owners. Rear additions and alterations have taken place, synonymous with a building of this age and which have added to its character.
29. As stated, change in itself is not harmful and harm only occurs where the change has an adverse impact on the special significance of the Heritage Asset.
30. In this case, whilst the proposed works will result in a small loss of historic fabric, they will also allow for the modernisation and improvement of the kitchen/dining area which are presently sub-standard and outdated by modern comparison.
31. It is important to recognise that listed buildings will need to be modernised from time to time to meet modern living standards and aspirations of their owners. The proposed small, single storey extension has been carefully designed and detailed in matching materials and will add to the eclectic mix of extensions typically found to the rear of terraced buildings.
32. The proposed improvement works are beneficial to the building, being small in scale and subservient to the house. The works will not result in any net harm to the overall significance of the listed building.



Appendix 7



SUSTAINABILITY CHECKLIST FOR HOUSEHOLDER APPLICATIONS

The overall aim of the District Plan for Welwyn Hatfield is to make development more sustainable in order to improve people's quality of life. This checklist has been drawn up to identify the things that could make householder development more sustainable. The intention is that this should be completed and returned with your planning application form. It will then be used by the Council in assessing whether your proposal is acceptable.

However, this checklist only covers sustainability issues. There will be other matters which the Council will need to consider, such as design, which are set out in the District Plan and in this document. In designing your extensions, buildings or alterations you should refer to the relevant policies and standards.

Applicants should be aware that if their house is a listed building or in a Conservation Area, some or all of the criteria may not be appropriate to their application. In such cases you should contact a Planning Officer at the Council to discuss the checklist.

Please state how your proposal addresses the following criteria:

1. Minimize any impact on the daylight, sunlight and privacy enjoyed by any neighboring property.

The proposal will not have any adverse impact on the daylight, sunlight and privacy enjoyed by adjoining occupiers. The proposed extension is single storey in height and at a lower level on the existing rear elevation. It will partly comprise of an existing narrow extension which is to be widened within the site.

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.

The extension will provide a substantially improved kitchen and dining area with better natural lighting.

3. Maximize other opportunities for energy saving, such as cavity wall insulation, double-glazing or loft insulation.

The proposed single storey rear extension will be constructed in accordance with current Building Regulations with modern standards of insulation.

All new appliances within the converted kitchen will be selected based on their energy ratings in order to reduce energy consumption.

4. Use other sources of energy e.g. solar panels.

Solar panels were considered inappropriate in this case, the house being within a conservation area and a Grade II listed building. Solar panels would need to face south and into the streetscene which is a residential street of historical and architectural interest.

5. Use renewable recycled or second-hand materials during construction.

Where appropriate, reclaimed red bricks to match existing may be obtained. Timber from the Estate may be used in the construction which is highly sustainable as it is local.

6. Design the building/extension so it is accessible for people with all levels of mobility, in particular people with disabilities, prams.

The proposed extension offers the possibility of improving disabled access and circulation within the rear part of the property and garden. The new external door from the dining area will allow more flexibility in and out of the property in terms of wheelchair access.

7. Use permeable materials for hard standings or parking areas to reduce surface water run-off and evaporation.

There are no additional areas of hardstanding to be provided.

8. Install water-efficient fixtures and appliances to conserve water (e.g. special showers, taps, cisterns) and equipment to recycle water (e.g. rainwater butts).

The proposal includes an extended new kitchen. All new appliances (such as washing machines) and taps will be installed to ensure that the highest levels of water- efficiency are achieved. Aerating taps will be used.

9. Preserve existing trees, hedges and other natural features.

The proposal will not affect the existing trees, hedges or other natural features within the site.

10. Use landscaping and natural features externally which will increase biodiversity e.g. planting native species, or species attracting wildlife and including water features.

The scheme does not include any additional landscaping but the garden and access to it from the house will be enhanced.

11. Use hedges rather than brick and concrete walls or fences as a means of enclosure, or soften the look of existing walls/fences with climbing plants.

No change to existing boundary treatments.

12. Design the extension or building to include crime prevention measures e.g. avoid accessible flat roofs, avoid situating extensions/buildings close to footpaths, avoid solid fences giving easy access for burglars.

Whilst the proposal is for a flat roofed design (lead roof in keeping with an existing extension), the property is mid terraced and therefore the rear garden is not accessible from the street.

13. Minimize noise levels, and light and dust pollution during construction.

Construction and alteration works are small scale. They will be carried out discreetly and professionally to a high standard by the applicants.

14. Considers the need for adequate storage for cycles and domestic recycling facilities.

Provision is already made for the separation and storage of different types of waste for collection in accordance with the Council's doorstep collection.

The completed checklist should be returned with your completed planning application. Further guidance on sustainable development can be found at <http://www.hertsdirect.org/scholearn/aboutstatesch/assetsteward/Sustainability>