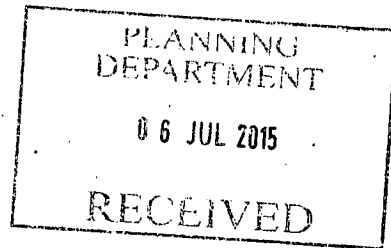


From: Sam Dicocco
Sent: 06 July 2015 09:07
To: Planning
Subject: FW: Hatfield. 15 Church St. S6 2015/0956/FP



Kind Regards,

Sam Dicocco
Assistant Planning and Enforcement Officer
Welwyn Hatfield Borough Council
01707357364
s.dicocco@welhat.gov.uk

From: Andrew Robley
Sent: 03 July 2015 17:56
To: Sam Dicocco
Subject: Hatfield. 15 Church St. S6 2015/0956/FP

Dear Sam,

The building is a fine one and in a particularly good part of the conservation area. However, the part concerned is situated in an inner courtyard.

It is in the form of a conservatory built of poor UPVC materials, currently being used as an office and unsuitable for this purpose due to solar heat gain and poor thermal performance in winter.

The principle of installing a solid roof is acceptable but it is shown as a flat roof, presumably finished with felt. This material is of poor appearance and I would advise that we ask them to use a metal roof, which can also be installed "flat" but it would be preferable to give it a low pitch which would then be more in keeping with the character of the building. The obvious material would be lead but this is also the most expensive and there are cheaper alternatives but of the same basic standing seam type. These would be zinc or terne coated stainless steel.

If you can persuade them to go down this route, the roof lights could then be slim metal conservation type which are not bulky and ugly like the standard flat roof lights.

If you are able to get revised drawings on this basis, I would advise approval because the proposals would not harm the character of this fine building and would therefore preserve or enhance the character of the conservation area and conform to **NPPF 2012 , paras 7, 8, 9 , 131, 132, 134, NPPG 2014, Local Plan D1, D2,R22, Emerging Core Strategy CS11**

Conditions : We would need a condition controlling the detailing and the materials eg

Prior to the commencement of any works on site submission of precise details of the following to the DPA a) materials. Samples of, b) roof eaves, verge and abutment -1:5 section details c) roof lights- brochure details

Regards,

Andrew

**Andrew Robley dip Arch RIBA, dip grad cons AA, IHBC
Conservation Officer
Welwyn Hatfield Borough Council,
The Campus
Welwyn Garden City
HERTS AL8 6AE**