

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE
18 NOVEMBER 2004
REPORT OF THE CHIEF PLANNING AND
ENVIRONMENTAL HEALTH OFFICER

PCC:18.11.04
PART 1
ITEM NO
FOR DECISION
CPEHO

S6/2004/1337/LB AND S6/2004/1338/FP
ALTERATIONS AND TWO STOREY REAR EXTENSION TO EXISTING HOUSE
LINKING UP EXISTING ANNEX TO MAIN DWELLING INVOLVING DEMOLITION OF
EXISTING LEAN-TO AND FRONT PORCH AT NYN MANOR FARM VINEYARDS
ROAD NORTHAW

APPLICANT: MR NEWLAND

(Northaw)

1.0 INTRODUCTION

- 1.1 The application site is located on the western side of Vineyards Road, at the point known as Handpost Hill. The site comprises a detached house which is a Grade II Listed Building, residential annex adjacent to the main building, stables and gardener's lodge. The listed building is of early nineteenth century origin, of two storeys in height with a cellar with white painted brickwork, below a slate, pyramid roof. There was a semi-circular front porch, but all that now remain are the steps and the front entrance door casing. There is a lean-to roofed extension on the rear (north) elevation. There is a detached annex building to the north of the property, which appears to provide kitchen, living and bedroom accommodation plus a playroom. The farmyard lies to the east of the main dwelling and annex. The submitted site plan identifies the farmyard buildings as: a gardener's lodge, stables and grooms quarters, a Dutch barn and three other barns.
- 1.2 The property is accessed by a long drive between frontage properties at Manor Cottage and Nyn Manor Farm Cottage. The red line area of the application site extends only to the residential property and its immediate curtilage, but land in the applicant's ownership comprises an extensive land holding, with what appears to be an access onto The Ridgeway.
- 1.3 The locality generally comprises a loose ribbon of detached dwellings situated in generous plots, fronting Vineyards Road on both sides of the road, save for a terrace of four small cottages to at the entrance to Nyn Manor Farm. The remainder of the surroundings comprises open countryside.

2.0 THE PROPOSAL

2.1 Planning permission and listed building consent are sought for the following works:

- Removal of the existing lean-to extension and replacement with a two storey rear extension measuring 9.8m wide by 4.9m deep, which would cut out the south-western corner of the annex and link it to the main dwelling with a doorway leading into the new utility room in the annex (currently playroom).
- Remodelling of an existing bedroom within the roof void to create a playroom, involving the insertion of two flat roofed dormers on the north and west elevations;
- Reinstatement of the semi-circular front porch to classical details and finished white;
- Internal alterations – repositioning the main staircase, removing secondary staircase, removing internal partitions and chimney;
- Various new fenestration, including the opening up of four existing ‘blind’ windows.

3.0 RELEVANT HISTORY

3.1 The following applications are of relevance:

S6/2004/0473/LB and S6/2004/0481/FP – refusal of planning permission and listed building consent for alterations and two storey rear extension to existing house linking existing annex into main dwelling and side conservatory – 18 May 2004.

4.0 MAIN RELEVANT PLANNING POLICIES

4.1 The following policies are relevant to the determination of this application

Hertfordshire Structure Plan Review 1991 - 2011:

Policy 5 – Green Belt

Policy 38 – Critical Capital & Other Important Environmental Assets

Policy 43 – Landscape Conservation Areas

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):

Policy 5 – Green Belt

Policy 38 – Critical Capital & Other Important Environmental Assets

New Policy – Landscape Character

New Policy – Design and Quality of Development

Welwyn Hatfield District Plan Alterations No.1 - 1998

Policy GB3 – Development in the Metropolitan Green Belt

Policy GB5 – Extensions to dwellings within the Green Belt

Policy BEV15 – Listed Buildings

Policy CR1 – Landscape Conservation Areas

RES CRITERIA 22 (Extensions to dwellings)

RES CRITERIA 23 (Multi-storey side extensions)

RES CRITERIA 24 (Dormer Windows)

Welwyn Hatfield District Plan Review Revised Deposit Draft, June 2002

Policy RA1 - Green Belt

Policy RA3 – Extensions to dwellings in the Green Belt

Policy R23 – Works to Listed Buildings

Policy Q1 – Design Quality

Supplementary Design Guidance

5.0 REPRESENTATIONS RECEIVED

- 5.1 These applications were publicised by the direct notification of adjacent properties and site and press notices. No replies from third parties have been received as a result.
- 5.2 Northaw and Cuffley Parish Council – object. The application is contrary paragraphs 3.5 and 3.6 of PPG2 and Policy GB5. The proposed works would mean a substantial alteration to the elevations of the Grade II Listed Building. The current floor space is 4805 square feet. An addition of 1774 square feet is most certainly a ‘disproportionate addition’ under paragraph 3.6 of PPG2.
- 5.3 Historic Buildings Advisor (BEAMS) revised scheme overcomes previous concerns with the refused applications.
- 5.4 English Heritage – No objection to the demolition of the lean-to extension.

6.0 DISCUSSION OF PROPOSALS

- 6.1 The determining issues in this case relate to the impact of the extensions and alterations on the openness of the Green Belt and the character, appearance and setting of the listed building and whether the scheme has overcome the previous refusals of planning permission and listed building consent.

Green Belt

- 6.2 The site lies within the Green Belt, wherein extensions to dwellings and outbuildings requiring planning permission are considered against the requirements and provisions of Policy GB5 of the adopted plan and Policy RA3 of Welwyn Hatfield District Plan Review Second Deposit Draft, June 2002. The critical factor is that any new extension must not be disproportionate in relation to the existing dwelling.
- 6.3 In this case it is difficult to establish the extent of the floor area of the original dwelling or the dwelling that was in situ as at 01.07.1948. The floor area of the dwelling, including the existing lean-to utility room element, which is assumed to date from at least 1948, is 248.19 sq.m. The cumulative proposed floorspace from the two storey side extension and dormers would be 96.04 sq.m. As the utility room is to be demolished, the total increase in floorspace is 75.64 sq.m. This would represent an increase of 30% on the floor area of the original dwelling. The floorspace of the annex has not been calculated in those figures. There is no record of when the annex building became ancillary residential accommodation. It is sited within 5 metres of the dwelling and the proposal would actually link it to the dwelling. It has a floor area of 78.65 sq.m. Added to the amount of new floorspace proposed in the extension, this would give an increase on the original floorspace of 62%. The amount of extension to the dwelling at

30% is not considered disproportionate. While the cumulative figure with the annex outbuilding takes this to 62%, I consider that in this case such a judgement should not rest on floorspace figures alone. Given the size of the property, extent of landholding and relatively inconspicuous location of the site, I consider that the cumulative impact of the extension and annex is neither disproportionate nor harmful to the openness of the Green Belt

- 6.4 The refused scheme provided not only for a two storey rear extension, but also a substantial side conservatory. In that case the amount of new floorspace to be created would have been 114.25 sq.m. This represented an increase of 46%. If the annex outbuilding were incorporated into this figure, the cumulative percentage increase would have been 78%. Such a figure was considered to be disproportionate and harmful to the openness of the Green Belt. The revised proposal overcomes this part of the previous reason for refusal.

Listed building considerations

- 6.5 The list description specifically highlights the pyramid roof as one of the key features of this building. The proposed two-storey side extension has a ridge height subservient to the main roof and would be inset from the flank walls of the original dwelling. The extension would not therefore disrupt the proportions of the original building or detract from its original form.
- 6.6 In the refused scheme, neither the conservatory nor the two storey side extension respected the pyramid roof or the simple square form of the building. The conservatory also did not respect the proportions of the rooms in the original building. The revised scheme overcomes these concerns.
- 6.7 Internally, the relocation and removal of staircases and partitions would alter the room sizes and proportions to a degree but this would not be to the detriment of the historical integrity of the building.
- 6.8 There are no objections to the details of the reinstatement of the porch or to the small flat roofed dormers.
- 6.9 The Historic Buildings Advisor has now confirmed that he has no objection to the revised proposals and I would concur with his view.

7.0 CONCLUSION

- 7.1 I consider that the revised scheme overcomes the previous refusal of planning permission and listed building consent, would not represent a disproportionate addition to the original building or harm the openness of the Green Belt and would respect the architectural and historical integrity of the listed building. The proposals thereby accords with Policies 5 and 38 of the Structure Plan and Policies 5, 38 and New Policy Design and Quality of development of the Structure Plan Review; Policies GB3, BEV 15 and Residential Criteria 22 and 23 of the Welwyn Hatfield District Plan Alterations No.1 1998 and Policies RA3, D1 and R23 and the Supplementary Design Guidance of the Welwyn Hatfield District Plan Review Revised Deposit Draft, June 2002.

8.0 RECOMMENDATION

8.1 I recommend that planning permission be granted in respect of application reference no. S6/2003/1338/FP, subject to the following conditions:

1. SCO1- Time limit
2. SC19 – Materials
3. Notwithstanding any details submitted with the application, full details of all new, replacement and repaired external joinery shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall thereafter be carried out, completed and thereafter retained in accordance with the approved details.

REASON: In the interests of the visual appearance of the development and to safeguard the architectural and historic integrity of the building.

4. Notwithstanding any details submitted with the application, full details of all new, replacement and repaired rain water goods shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall thereafter be carried out, completed and thereafter retained in accordance with the approved details.

REASON: In the interests of the visual appearance of the development and to safeguard the architectural and historic integrity of the building.

8.2 The reason for the grant of permission will be non-standard:

It is considered that the proposed development does not have an unacceptably harmful impact on the openness of the Green Belt, character of the area in which it is located or character, appearance and setting of the listed building:

- the development proposed has a limited visual impact on the openness of the Green Belt, is in keeping with the original building in terms of scale and design, does not result in any diminution of the architectural or historic integrity of the Grade II Listed Building.

8.3 I recommend that listed building consent be granted in respect of application reference no. S6/2003/1337/LB, subject to the following conditions

1. SC02 - Time limit listed buildings
2. SC19 – Materials
3. Notwithstanding any details submitted with the application, full details of all new, replacement and repaired external joinery shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall thereafter be carried out, completed and thereafter retained in accordance with the approved details.

REASON: In the interests of the visual appearance of the development and to safeguard the architectural and historic integrity of the building.

4. Notwithstanding any details submitted with the application, full details of all new, replacement and repaired rain water goods shall be submitted to and approved in writing by the Local Planning Authority. The proposed

development shall thereafter be carried out, completed and thereafter retained in accordance with the approved details.

REASON: In the interests of the visual appearance of the development and to safeguard the architectural and historic integrity of the building.

BACKGROUND PAPERS

Hertfordshire Structure Plan Review 1991- 2011.

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003).

Welwyn Hatfield District Plan Alterations No 1 1998.

Welwyn Hatfield District Plan Review Revised Deposit Version, June 2002.

Application files: S6/2004/1337/LB and S6/2004/1338/FP; S6/2004/0473/LB and S6/2004/0481/FP.

