

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/0549/LB
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NOTATION:

The site lies within Green Belt as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises a detached property that was originally the lodge house to Northaw Place, a Grade II* mansion that dates from the late 17th Century. The property is located on the western side of Coopers Lane and is very well screened from the roadside by mature landscaping. The wider setting of Northaw Place has since been re-developed into houses and the vehicular access to the lodge has been re-routed. The Lodge now has its grounds, detached garage and driveway from the gated entrance along Coopers Lane.

DESCRIPTION OF PROPOSAL:

This application is for the erection of a rear two storey extension, light well to the first floor, double doors to the existing conservatory and internal alterations comprising opening up the existing utility room to create a larger kitchen/diner. The extension at ground level is for the purpose of providing further floor area to the existing kitchen. The plans indicate this extension has a footprint of 1.7 metres x 4.6 metres. To the first floor the further floor area would provide increased floor area to a bedroom and provision of a bathroom.

PLANNING HISTORY:

S2006/1564 – Two storey rear extension and demolition of garage – Refused

S6/2001/909/FP & S6/2001/910/LB – Approval issued for the erection of a part two storey, part single storey extension not implemented

S6/2000/788/FP & S6/2000/789/LB – Single storey side extension to link house and garage to provide an annexe for a dependant relative

S6/909/97/LB & S6/910/97/FP – Two storey side and first floor rear extension not implemented

S6/1998/859/FP – Approval issued for a conservatory although not implemented

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
R25 – Works to Listed Buildings

CONSULTATIONS

None

PARISH COUNCIL COMMENTS

Leave to officer delegation

REPRESENTATIONS

None. Period expired 9th May 2007

DISCUSSION:

The main issues are:

1) Impact upon the setting of the listed building and this curtilage listed dwelling

The design of the extension with the flat roof set between the two gables is not ideal nor is the fenestration pattern. However, there have over the years been a number of other extensions, which do not provide a singular style to the dwelling, and there is also a mixture of fenestration patterns, which do not have orderliness about them. For these reasons, in this instance it is considered that the design would not impact detrimentally on the character of the dwelling or wider locality.

Policy R25 requires developments to respect the character and setting of listed buildings. Due to the year it was built, this dwelling is also curtilage listed. The overall character of this building has been somewhat lost over the years by virtue of previous extensions that have been permitted. The siting of the extension in comparison to the main listed building is to the opposite side of the dwelling and there is therefore limited opportunity to view these buildings together. For this reason and those discussed within the design, it is considered that the impact both on this curtilage listed building and the grade II listed building is acceptable.

With regards to the provision of the roof light and alterations to the conservatory doors, detailed plans of these have not been submitted, however by use of condition it would be possible to ensure that the materials match the existing building and ensure it reflects the character of the existing building. The provision of the rooflight by virtue of its proposed siting on the roof would have limited impact from outside the building. It would however be appropriate for this to be a conservation style rooflight.

The internal alterations would involve the removal of an internal wall that would not impact upon the wider character of this building and is therefore considered acceptable

CONCLUSION:

The design and impact of the extension upon the curtilage listed building and grade II listed building would on balance be acceptable. The roof light would have limited impact by virtue of its siting and internal works would not impact upon the historic character of this building. The proposal therefore complies with local plan policy.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

1. C.2.2 – Time Limit LB
2. C.5.2 – Matching materials

3. C.5.3.2 – Natural slate
4. C.5.7.1 – Joinery details
5. The rooflight to the building hereby permitted shall be a conservation style rooflight and details shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and shall not be changed without the prior written consent of the local planning authority.

REASON

To protect the historic fabric and aesthetic quality of the Listed Building in accordance with policy R25 of the Welwyn Hatfield District Plan.

Reason for Grant of FP/LB/CA/DT/ (Approvals only):

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 R25 in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

INFORMATIVES:

None

DRAWING NUMBERS:

Site Location Plan 1:1250 & GVB1462-100 & GVBS1462-01 and date stamped 3rd April 2007

Signature of author..... Date.....