

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/0554/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 insertion of a rooflight to the entrance lobby. This would be located within a relatively modern extension of the building and would cross the valley where the two elevations of the roof currently exist.

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

BEAMS – Although light on details not problematic

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 rooflight is to be sited on a modern addition to the building. Little detail has been submitted in relation to the design of the rooflight, however a condition can be included for details to be submitted. The overall design of the rooflight would not be detrimental to either this curtilage listed building or setting of the grade II Northaw Place and is therefore considered complies with policy R25.

CONCLUSION:

The design and impact of the roof light would have limited impact by virtue of being sited on a modern extension to this building and with details to be submitted as part of a condition would ensure the materials reflect the existing character of the building. The proposal therefore complies with local plan policy.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

1. C.2.2 – Time Limit LB
2. 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.

REAON

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.....