

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/716/LB
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NOTATION:

The site is located within the town of Hatfield as designated by the Welwyn Hatfield District Plan 2005. The site is also within Hatfield Conservation Area.

DESCRIPTION OF SITE:

The application site is located on the northern side of Fore Street and comprises of a two storey semi-detached dwelling. To the rear is a courtyard area and to the the front a private access road with parking. To the north of the dwelling is a detached double garage. The dwelling dates from early eighteenth century and is constructed of red brick and plain tile hipped roof. The dwelling is two storeys with five attic windows on the west side and 2 windows on south side to street.

The surrounding area and street scene are residential in character and contain a mix of dwellings in respect of both size and appearance.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the re-instatement of single swelling into two dwellings.

The property was converted into a single dwelling by the introduction of two linking doorways between the two dwellings (S6/1990/1013/LB). The current proposal is to block in the doorways created as a result of application S6/1990/1013/LB to reinstate the original two dwellings

PLANNING HISTORY:

S6/2002/0640/FP - Alterations to Existing Dwelling to Form Two Separate Houses (G)

S6/2002/0301/FP - Demolition of Existing Garage and Erection of New Double Garage (G)

S6/1990/1013/LB - Internal Alterations in Association with Conversion into a Single Residential Dwelling (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

R25 Works to Listed Buildings

CONSULTATIONS

BEAMS – No Objection

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters to:

12 Fore Street, Lower Flat and Upper Flat Fore Street

Notification commenced 29 March 2007 and expired 13 June 2007

Welwyn Hatfield Access Group request that this application is considered subject to the standards and criteria outlined in the current District Plan

DISCUSSION:

1. R25 Works to Listed Buildings

The new works respect the character, appearance and setting of the building in terms of design, scale and materials. The architectural and historic features, which are important to the character and appearance of the building, would be retained and the proposed scheme would not have a detrimental impact on the historic form and structural integrity of the building.

Consequently, this complies with Policy R25 of the Welwyn Hatfield District Plan.

CONCLUSION:

The proposal accords with the provisions of Policy R25 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.2 Time Limit (LB)

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 R25, and Supplementary Design Guidance), 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:

885/A

Date Stamped 26/03/2007

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