

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1403/LB
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NOTATION:

This site is located within the Metropolitan Green Belt as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is located to the north of Wilkins Green Lane. The dwelling was built in the early to mid 17th century and consists of red brick with stone detailing and is Grade II listed. The site has a number of outbuildings towards the rear of the site and landscaped lawns behind the dwellinghouse.

DESCRIPTION OF PROPOSAL:

The proposed works seek to Remove render from main entrance door surround.

PLANNING HISTORY:

S6/1984/297 - New boiler house – granted
S6/1984/298 - New boiler house (Application received May, 1984) - granted
S6/1984/299 - Car Park (Application received May, 1984) – granted
S6/1990/536 - Internal alterations – granted
S6/1988/643 - Listed building consent for removing dilapidated timber barn – granted
S6/2001/1367 - Elevational Alterations To Kitchen And Breakfast Room – withdrawn
S6/2001/1362 - Elevational And Internal Alterations – granted
S6/2006/326/LB – Formation of internal doorway at first floor level - Approved

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

R25 – Works to Listed Buildings

Supplementary Design Guidance

N/A

CONSULTATIONS:

Beams – No objection, subject to details being recorded and the doorway being appropriately removed and reinstated.

TOWN/PARISH COUNCIL COMMENTS:

No comments received.

REPRESENTATIONS:

None. Notification period expired 18th October 2007.
Application was advertised by way of site notice.

DISCUSSION:

The main issues are

1) Impact of the proposal upon the character and setting of the listed building.

Within a design statement it has been detailed that the existing entrance is in a poor state of repair and has been previously repaired to an unsatisfactory standard. The main entrance to the property should be a key feature of the dwelling, but in its current state is not doing the building justice. The agent has stated that the original doorway has been coated with cement render, which is not only hiding the original feature but maybe damaging it.

This Listed Building application just seeks to remove the existing doorway so that it can either be repaired (if possible) or replaced. Prior to removal the applicant intends to record the current structure. The removal would be carried out by hand and while recording the materials below. After the doorway has been removed the agent intends to submit another Listed Building application for a suitable replacement.

The proposed works to the Listed Building area considered to be acceptable subject to conditions and the works being carried out appropriately.

CONCLUSION:

Listed building consent should be granted subject to the following conditions.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**CONDITIONS:**

1. C.2.2 – Time Limit Full Permission – Listed Buildings
2. A full detailed photographic record of the door surround shall be compiled prior and during works.

Reason: To ensure a historic record of the Listed Building is retained. To comply with Policy R25 of the Welwyn Hatfield District Plan 2005.

3. Once the removal has been carried out, Listed Building consent shall be obtained from the Local Planning Authority for an appropriate scheme of repair or replacement.

REASON: To ensure the Listed Building is maintained in to an appropriate standard. To comply with Policy R25 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 Policy 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 1:1000 6103/G/001 & Part Front Elevation 1:20 6130/1 & Front Elevation Photographs.

Signature of author.....

Date.....