

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1846/FP – S6/2007/1845/LB
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NOTATION:

The site lies within a conservation area, area of archaeological significance as designated in the Welwyn Hatfield District Plan 2005. The building is Grade 2 listed.

DESCRIPTION OF SITE:

The site is located on the northern side of Fore Street to the east side of Hatfield known as Old Hatfield. No.18 also known as “Midcote” is a late C18 two storey chequered red brick on a rendered base building with a clay tile roof with attic.

The application building was built in conjunction with no.20 also known as “Crosskesse” with a Stucco band below upper sash windows, three on the 1st floor and two on ground floor with front and rear dormer windows. The boundaries of no.18 and no.20 are complex with both properties having a “flying freehold” over the other.

At the rear of the application site is a covered yard consisting of some single storey covered outhouse extensions with a flat polycarbonate roof that covers the existing kitchen.

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 is for the erection of single storey rear and first floor rear extensions following the demolition of existing rear extensions, for the purposes to upgrade the living standards within the Listed Building.

The single storey ground floor extension would extend on to the existing kitchen and utility room following the demolition of existing extensions. The depth of the extension would measure approximately 9 metres. The extension would span across the width of the curtilage and follow the staggered line of the boundary adjacent to no.16. to a depth of approximately 3m before stepping in from the boundary leaving a gap of about 900mm. It would follow the boundary line adjacent to no.20 along the newly rebuilt boundary wall. The existing boundary wall has a height of approximately 5.2m and steps down at various intervals to an average height of approximately 2.6m. The boundary wall would measure approximately 3.5m high alongside the proposed development with the height of the proposal protruding above the wall by approximately 800mm at it highest point. All external walls would be constructed in a facing brick to match the existing main building and the pitched roof sections to be roofed in slates to match the existing lower pitched roof above the kitchen area to no.20. Part of the proposed ground floor extension would also feature a flat roof with a maximum height of 2.8m which will contain a shower room and utility room, also providing a walk through between the existing kitchen and the proposed living room. There is to be provision for two roof lights to be installed on the flat roof element of the extension, these should be conservation style roof lights which can be controlled by condition. There would also be two roof windows installed on the south pitch of the roof facing the main building and lantern light feature over the existing kitchen.

Additional plans have been submitted showing the details to the rear elevation.

PLANNING HISTORY:

S6/1993/145/LB – Demolition of existing single storey rear extension, erection of single storey rear extension, new front dormer, installation of new first floor window in rear and internal alterations – Granted.

S6/1993/144/FP – Single storey rear extension and new front dormer – Granted.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG 14: Development on Unstable Land

PPG15: Planning and the Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

R3 - Energy Efficiency

R22 – Development in Conservation Areas

R23 – Demolition of Buildings in Conservation Areas

R25 – Works to Listed Buildings

R27 – Demolition of Listed Buildings

R29 - Archaeology

D1 - Quality of design

D2 - Character and context

D8 - Landscaping

M14 – Parking Standards

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Parking Standards, January 2004

CONSULTATIONS

Herts County Archaeologists – No comments have been raised to date.

Beams – No objection, recommend conditions

TOWN/PARISH COUNCIL COMMENTS

No comments have been raised to date.

REPRESENTATIONS

This application has been advertised and 0 representations have been received. Period expired 29 January 2008.

DISCUSSION: The main issues are:

- 1. The impact on the character and setting of the Listed Building and the surrounding Conservation Area.**
- 2. The impact on amenity of the surrounding occupiers.**
- 3. Other Material Planning Considerations**

1. The proposal would remove the existing flat polycarbonate roof above the kitchen area and construct a first floor extension approximately 3.5m by 2.8 to the existing rear bedroom to be sited above the kitchen. This extension's external walls will be facing brickwork to match the existing brick work of the main house. There would be two rear sash windows to match the existing on the main house and a pitched roof measuring approximately 1.85 metres from the eaves with clay peg tiles to match the existing tiles on the main building.

The loss of the polycarbonate roof, in particular, is considered would enhance the character and setting of the listed building and conservation area due to the materials not being considered out of keeping with this building and not enhancing either the character or setting.

The building to be demolished is a more recent addition to the dwelling and whilst considered to be in keeping with the area and listed building is not part of the original fabric, nor so significant in architectural terms or historical features that it should be permanently retained, therefore the demolition is considered to comply with policies R23 and R27. Beams have confirmed that due to the significant separation from the original listed structure that this would not be harmful.

The scale of the extension would not be subordinate in relation to the main building however other buildings within the area have extended on a similar scale to this proposal, in this case it would be considered that the first floor and single storey extensions scale and mass would not have a detrimental impact on the historic form and structural integrity of the main building. Furthermore, the development would allow for the provision of a bathroom at first floor where currently the only bathroom is on the ground floor.

The proposed development would respect the character, appearance and setting of the building in terms of design, scale and materials and would not have an adverse impact on the surrounding Conservation Area this would satisfy policies D1, D2, R25 and R22.

Although the design of the rear element is more contemporary, BEAMS have verbally confirmed that this would not impact upon the setting of the listed building because of the distances involved and the extension not being visible from outside the immediate curtilage due to the heights of the boundary treatments. However, there was concern regarding the impact of the rear elevation and additional plans were requested. This shows that the rear elevation is to be finished in timber, barge boards and brickwork matching the existing building, and therefore on balance, the design is considered acceptable. A condition has been attached requiring this element to be finished as approved (LB application).

The design of the extensions reflects the existing building with materials reflecting and pitch of the roof also in keeping. The rear extension is of a different nature (more contemporary) than the main dwelling, but the full details of the finish to this element may be controlled by condition with the requirement of details to be submitted.

2. The impact on no.20 would be limited due to the existing high boundary wall that separates the two sites with approximately 800mm of the pitch roof protruding above the boundary wall. The main issue is with no.16 and the close proximity of their kitchen window to the portion of the extension that staggers in accordance with the boundary line.

The current boundary treatment to no. 20 consists of a fence approximately 1.8 metres in height and landscaping (canopy of tree extends over the boundary from the garden of number 18). Taking the current impact of these elements into account compared with the proposed flat roofed/parapet wall boundary, it is considered that the impact would not be so significant to warrant refusal on amenity grounds. There are also proposed rooflights and roof lanterns to the single storey extension. These are located such that they would not be viewable by the surrounding occupiers except from the outlook of no.20's attic dormer and are therefore considered acceptable.

The siting of the first floor extension would enable the pitched roof not to block the outlook of the attic dormer serving no.20. No. 20's second floor (roof) is sited to the rear of the dwelling, whereas no. 18's is sited overlooking the front (flying freehold). This means that there is a more unusual land ownership than with the majority of developments.

The location of the rear dormer to no. 20 means that this will still be at a higher level than the proposed first floor extension to no. 18 and thus will not suffer a significantly detrimental loss of amenity.

3. Chalk Mining

The risk assessment for this development, using the tool by Hyder, indicates a low risk. The application should therefore, in accordance with PPG14, include an informative and condition.

The proposal would involve the loss of a tree to the boundary, this though does not have a major contribution to the area and would not be appropriate to apply a tree preservation order to, it is therefore acceptable for this tree to be removed and proposal would comply with D8.

Off-street parking spaces have not been proposed, however the proposal does not result in any additional bedrooms, the accommodation at first floor allows for the provision of a bathroom at this level. The current bathroom is currently located in the very rear extension at ground floor level.

County Archaeology have advised that there is a likelihood of medieval remains being on the site and have recommended a condition accordingly.

CONCLUSION:

The proposed development would respect the character and setting of the building and area and would not result in a loss of amenity to adjoining occupiers. Overall the proposal complies with local plan policy.

S6/2007/1846/FP RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1 – Time Limit
2. C.5.1 – Samples of Materials
3. C.5.10 – Historic Brick Bonding
4. C.5.11 – Black RWG
5. C.12.1 – Low risk sites
6. C.9.3 – Full Archaeological Excavation and Evaluation

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

The proposal has been considered against national policies PPS1, PPG14, PPG15 and PPG16 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R3, R22, R23, R25, R27, R29, D1, D2, D8, M14, Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005, Welwyn Hatfield District Plan, Supplementary Parking Standards, January 2004), 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:

1. INF9

S6/2007/1845/LB RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

1. C.2.2 – Time Limit (LB)
2. C.5.1 – Samples of Materials
3. C.5.10 – Historic Brick Bonding
4. C.5.17 – Window and Door Details (including rooflights and roof lantern)
5. C.5.11 – Black RWG
6. C.5.18 – No Historic Timbers to be Cut
7. The rear elevation to the living room shall be finished as shown on drawing number 947/06 received and dated 20th February 2008.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

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

The proposal has been considered against national policy PPG15 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 R22, R23, R25 and R27), 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).

DRAWING NUMBERS: 957/01 & 947/02 & 947/04 rev b & 947/05 received and dated 17 December 2007

Signature of author.....

Date.....