

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE – 10 APRIL 2008
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

S6/2008/118/LB

INTERNAL ALTERATIONS

GREAT NAST HYDE HOUSE, WILKINS GREEN LANE, AL10 9RB

APPLICANT: Mr & Mrs Wong

(HATFIELD NORTH)

1 Site Description

- 1.1 The site is located to the north of Wilkins Green Lane. The dwelling is a grade II listed building, which was built in the early to mid 17th century and consists of red brick with stone detailing. The listed building application has included information detailing that the original property was Jacobean and has had Georgian, Victorian, Edwardian, and modern extensions and alterations.
- 1.2 The site has a number of outbuildings towards the rear of the site and landscaped lawns behind the dwellinghouse.

2 The Proposal

2.1 The proposed development would involve:

2.1.1 Alterations to basement to convert it into a plant and boiler room.

2.1.2 At ground floor level the following works are proposed:

- a) The existing wall panelling in the Library would be refurbished.
- b) The Gents WC would be refitted.
- c) The Stair Hall would be altered to remove a T-Junction which is an addition that supports the existing staircase to the eastern side of the building.
- d) The existing outer doors would be removed from the main entrance and the flooring would be replaced.
- e) The existing wall panelling in the Entrance Hall would be refurbished and some plaster work and stud work would be removed.
- f) The Still Room adjacent to the entrance hall would be refitted and new flooring would be laid.

- g) Within a corridor area to the rear of the entrance hall a new wooden floor would be laid to the corridor.
- h) Within the hall running across the building, the existing wall panelling would be removed and replaced with polished plaster and a new cabinet would be inserted outside of the dining room.
- i) The Powder Room would be refitted.
- j) Within the Hepplewite Living Room and existing fireplace would be removed and the existing door way to the dining room would be blocked.
- k) A new radiator casing, new hearth and a new wooden floor would be laid within the Dining Room.
- l) A new balustrade would be installed to the staircase on the western side of the building.
- m) The Kitchen on the western side of the building would be completely refitted and a door would be infilled.
- n) The wooden "muntin" wall panelling to the back staircase to the northern side of the building would be removed.

2.1.3 At first floor level the following works are proposed:

- a) The finishes to the Stair Hall would be refurbished.
- b) Within Bedroom 2 a new grate and heathstone would be added to the existing fire surround.
- c) The Dressing room would be refitted and a narrower doorway would be created between the Dressing Room and Bedroom 1. The fireplace within bedroom 1 would be removed.
- d) A Shoe Room would be created within a room adjacent to the back staircase.
- e) A Dressing room and Bathroom to the centre of the building would be refitted.
- f) An ensuite bathroom and adjacent wardrobe would be created within Bedroom 1.
- g) The Study to the western side of the building would be refitted and the fireplace within this room would be removed.
- h) The wooden wall panelling to the first floor corridor would be removed and replaced partly with Neo Tudor Wall Panelling and partly wall paper. A doorway to a toilet that is adjacent to the study would be repositioned, with the door being relocated to the western end of the corridor.

2.1.4 At second floor level the following works are proposed:

- a) The Guest Bedroom would have new built-in wardrobes fitted. A new grate, hearthstone, new red brick back and cill would be fitted to the existing fire surround.
- b) The Guest Bathroom would be refitted.
- c) New wardrobes would be fitted to Bedroom 5.
- d) The Bathroom to the centre of the second floor would be refitted.
- e) The ensuite bathroom to Bedroom 3 would be refitted.
- f) A new ensuite bathroom would be fitted within Bedroom 4.
- g) The Staff Area to the western side of the second floor would be refitted.

3 Planning History

- 3.1 S6/1984/297 – New boiler house – granted
- 3.2 S6/1984/298 – New boiler house (Application received May, 1984) – granted
- 3.3 S6/1984/299 – Car Park (Application received May, 1984) – granted
- 3.4 S6/1990/536 – Internal alterations – granted
- 3.5 S6/1988/643 – Listed building consent for removing dilapidated timber barn – granted
- 3.6 S6/2001/1367 – Elevational Alterations to Kitchen and Breakfast Room – withdrawn
- 3.7 S6/2001/1362 – Elevational and Internal Alterations – granted
- 3.8 S6/2006/326/LB – Formation of internal doorway at first floor level – granted
- 3.9 S6/2007/620/FP – Erection of new gates to north and south entrances – withdrawn
- 3.10 S6/2007/625/LB – Erection of new gates to north and south entrances – withdrawn
- 3.11 S6/2007/1403/LB – Removal of render from main entrance – Approved
- 3.12 S6/2007/1521/FP – Erection of new gates to north and south entrances – Approved

4 Planning Policy

4.1 National Guidance

Planning Policy Guidance Note 15: Planning and the Historic Environment

4.2 Hertfordshire Structure Plan Review 1991 – 2011:

None.

4.3 Welwyn Hatfield District Plan 2005:

Policy R25 – Works to Listed Buildings

5 Consultations

- 5.1 **Herts Building Preservation Society (BEAMS)** assessed the application and requested amendments. The conservation officer was familiar with the property and has been previously consulted on other applications relating to interior works. The requested amendments would remove the works that are considered to cause harm to the historic features and character of the building.

6 Town Council

- 6.1 **Hatfield Town Council** considered the proposed alterations to a listed building excessive without input from English Heritage and felt unable support the proposals. The committee therefore objected to the proposal.

7 Representations Received

- 7.1 The application was advertised by site and press notices. No representations have been received.

8 Discussion

- 8.1 The main issues in the consideration of this application are:

1. **Whether the proposed development would have a detrimental impact upon the character, setting and historic fabric of the Listed Building.**

- 8.2 RA25 lists 4 criteria, all of which must be satisfied and these are:

(i) New works respect the character, appearance, and setting of the building in terms of design, scale and materials;

(ii) Architectural or historic features which are important to the character and appearance of the building (including internal features) are retained unaltered;

(iii) The historic form and structural integrity of the building are retained; and

(iv) Full detailed drawings of the proposed works are submitted with the application.

8.3 The proposed works are all internal and would not have an impact upon the external appearance of the dwelling. To the front of the building it has been proposed to remove the outer doors of the main entrance. The applicant has stated that this is to allow the property to regain its original appearance. The removal of the outer doors would not have a detrimental impact upon the character and appearance of the build. The proposed works would not adversely affect the setting of the listed building and are considered to be acceptable.

8.4 The proposed internal works would involve a refurbishment of the whole house. Although these works would be extensive, the majority of the work would involve refurbishment of existing items and the replacement of modern additions. These elements are all considered to be acceptable and would comply with the aims of PPG15 and policy R25 and consist of those items described within 2.1.1, 2.1.2 a, b, e, f, g, l, k, l, m, 2.1.3 a, b, d, e, f and 2.14 a – g listed above. With the assistance of “Beams” the works that would involve the historic elements of the building were identified as being the proposed alterations to the main staircase, the alterations to the corridors at ground and first floor level, the works within the study and bedroom 1 and the proposed alterations to the back staircase located at the centre of the northern elevation. Further to the advice from Beams, it was agreed that the plans would be amended to ensure the following:

- The fireplaces on the first floor within the study and bedroom 1 are to be retained.
- The panelling in the back stairs retained. This area is labelled “muntin” wall panelling on the original plans submitted.
- The two Georgian doors on the ground floor are to be retained.
- The “Adam” fireplace would be removed but stored on site.

These items are considered to be the main contentious areas of the proposed works. Due to the historic nature of these features, it is considered important that they are retained. Although they may not be part of the original Jacobean property, they have an importance in the historic story of the building. Subject to the above alterations to the scheme the proposed works are acceptable.

8.5 Other areas that were inspected closely at the time of the site visit include the T-Junction at the base of the staircase to the east of the building. This was considered to be an unsympathetic later addition to the original staircase. The staircase was also bowing and may not be fully supported by the existing T-Junction. It was agreed that a better replacement could be erected that would be more in keeping with the predominant appearance of the staircase. It was also explained how the original features of the staircase had been altered over time. The wooden panelling within the corridors at ground floor and first floor level were inspected. Although a large addition to the property, these were considered to be additions that were not a particularly well crafted and not representative of the generally high standard of the building.

8.6 At a meeting on site it was detailed how the works would be carried out to prevent an adverse impact upon the historic fabric of the building. This was considered to be acceptable and no objection was raised.

- 8.7 The proposed works have been illustrated to a high standard and sufficient information has been included to support and assess the application.
- 8.8 In relation to Hatfield Town objection, in accordance with government guidance, it is not necessary to consult with English Heritage on this proposal due to the works comprising minor alterations and the building being grade II listed.

9 Conclusion

- 9.1 The proposed works are considered to be acceptable subject to further details being submitted to illustrate the finishes. The proposal is therefore considered to meet the requirements of Policy R25 of the Welwyn Hatfield District Plan 2005.

10 Recommendation

- 10.1 That permission be approved subject to the following conditions:

1. C.2.2 – Time Limit for Commencement Listed Buildings
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the following approved plans and details E9096/5 A & E9096/7 A & E9096/19 & 6103/1/5 & 6103/1/2 & 6103/1/3 & 6103/1/4 & P9096 – PN01 REV C & P9096 – PN02 REV C & P9096 – PN03 REV D & 6103/1/1 received and dated 21 January 2008 unless otherwise agreed in writing by the Local Planning Authority:
3. REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.
4. C.5.1 – Materials to Submitted
5. C.5.18 – No historic timbers to be cut (other than those shown on the approved drawings)
6. Notwithstanding the detail shown on the approved plans the works hereby permitted shall only be implemented following the submission of and approval by the Local Planning Authority of details illustrating:
following:
 - The fireplaces on the first floor within the study and bedroom 1 being retained as existing.
 - The panelling in the back stairs retained as existing. This area is labelled “muntin” wall panelling on the original plans submitted.
 - The two Georgian doors on the ground floor are to be retained.
 - The “Adam” fireplace would be removed but securely stored on site.

Reason: To ensure that the proposed works do not result in a significant loss of the historic features associated with the dwelling, in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005.

SUMMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against PPG 15 and development plan policies (i.e. the 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.

INFORMATIVES:

None.

Chris Conway, Chief Planning and Environmental Health Officer (DM)

Date: 17 March 2008