

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/206/LB
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NOTATION:

The site lies within a Conservation Area within the specified settlement of Old Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is situated on the northern side of Fore Street on an irregular shaped plot.

The property in question is a later C19 addition to a Grade II listed building (8 and 10). No. 6 is a two storey building with a hipped roofline and timbered render at first floor level. No. 8 and 10 dates to early C18 and is constructed of red brickwork with a plain tiled roofline of a hipped roofline. There are flat roof dormer windows within the attic space and sash windows at ground and first floor level.

The street scene contains a number of listed buildings within the vicinity with similar architectural characteristics to No.8 and 10 Fore Street.

DESCRIPTION OF PROPOSAL:

The application seeks listed building consent to replace the existing windows to the front and rear elevations. It is also proposed to replace an existing door to the side elevation.

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Welwyn Hatfield District Plan 2005:
D1 - Quality of design
D2 - Character and context
R22 – Development in Conservation Areas
R25 – Works to Listed Buildings

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

BEAMS – Recommend approval of the proposed replacement windows and doors commenting that the building is relatively modern with unsympathetic casements and the proposals would improve the visual appearance.

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – have not commented to date

REPRESENTATIONS

None. Period expired 27/02/2008. A site notice was also posted 15/02/2008 and expired 7/03/2008.

DISCUSSION:

The main issues are:

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- 1. Design**
- 2. Impact on Character and Setting of Listed Building**
- 3. Impact on Conservation Area**

Design

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

The property in question is relatively modern with undistinguished windows. However, it is attached to a Grade II Listed building constructed of red brickwork and a plain tiled roof with a hipped design and well detailed sash windows.

The proposal seeks to introduce new windows and door to the side elevation and it is considered that these would be an improvement to the existing windows and would be more sympathetic to the adjoining listed building

Consequently, it is considered that the proposed windows are of an improved design, which would enhance the existing property and are compatible with the existing fenestration of the adjoining Listed building. This complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance 2005.

Impact on Character and Setting of Listed Building

Policy R25 requires that works to Listed Buildings preserve the historic character and enhance the architectural quality of the building or its setting.

It requires that:

- (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.

It is considered that the proposed replacement windows would respect the character, appearance and setting of the Listed building. The design is more appropriate to the adjoining listed building and street scene and would not detract from its setting within a conservation area.

Consequently, the proposed replacement of windows and door reflect the existing character, appearance and setting of the listed building and therefore comply with Policy R25 of the Welwyn Hatfield District Plan 2005.

Impact on Conservation Area

It is considered that the replacement windows would preserve the appearance of the attached listed building and enhance the appearance of the Conservation Area.

Their scale and design are considered appropriate and an improvement to the existing fenestration. The side door and windows would not have a detrimental impact on the existing street scene. This complies with Policy R22 of the Welwyn Hatfield District Council 2005.

CONCLUSION:

The proposed replacement windows and door to the side elevation have been appropriately designed and do not detract from the character and setting of the attached listed building. This complies with Policies D1, D2, R22 and R25 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance 2005.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

CONDITIONS:

- 1) C.2.2 – Time limit for Listed Buildings
- 2) C.13.1 – Development shall be built in accordance with the approved plans – ‘site location plan’ and ‘survey’
- 3) C.5.1 – Samples of materials
- 4) Prior to any building works first commenced, detailed drawings of the new and/or replacement windows including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth or reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority.
Reason – To ensure the historic and architectural character of the buildings is properly maintained, in accordance with Policies R22 and R25 of the Welwyn Hatfield District Plan 2005.
- 5) Prior to any building works first commenced, detailed drawings including section, showing the new and/or replacement doors which it is proposed to

install, together with a detailed description or specification, shall be submitted to, and improved in writing by the Local Planning Authority

Reason – To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies R22 and 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 D1, D2, R22 and 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

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