

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1794/LB
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NOTATION:

The site lies wholly within the Metropolitan Green Belt, Landscape Character Area 49, Essendon Conservation Area and Area of Archaeological Significance 66 as defined by the Welwyn Hatfield District Plan Proposals Map.

DESCRIPTION OF SITE:

The application site is located on the western side of the High Road, within the settlement of Essendon. The site consists of a detached two storey dwelling set within a plot measuring approximately 0.2ha. The application dwelling is a Grade II Listed Building. The listing description is as follows:

“Early C19 front, probably to an earlier timber framed core. Roughcast. Slate roof. 2 storeys. Flush sash windows. Road elevation has 3 windows, centre one narrow. French windows to ground floor. Yellow stock brick stack set back from ridge on right hand side.”

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a conservatory measuring approximately 3.6m x 5.1m. The conservatory has been designed in the style of an orangery and incorporates a flat roof (2.7m in height) with a central lantern (3.2m in height).

PLANNING HISTORY:

Summary of planning history relevant to the current application:

The building was listed in 1983.

S6/1997/1041/FP – Demolition of existing garage studio and replacement with new garage and studio, two storey extension and alterations to existing dwelling (Granted 10/11/1998).

S6/1997/1042/LB – Two storey rear extension and alterations to existing dwelling (Granted 06/07/1998)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPG15 Planning and the Historic Environment

East of England Plan 2008:

ENV6 The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:
None

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

Essendon Parish Council – No objection

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters. Notification expired 23 September 2009. One letter of representation was received objecting to the proposals on the grounds that the application dwelling has been previously extended and that the proposed conservatory would be visible from the highway.

DISCUSSION:

The main issues are:

1. The Historic Environment:

The materials would be in keeping with the application dwelling and the design of the proposed conservatory would not detract from the character and setting of the listed building in accordance with PPG15 and Policy ENV6 of the East of England Plan 2008.

CONCLUSION:

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, 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
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details 1 and 2 received and dated 12 August 2009

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPG15 and Policy ENV6 of the East of England Plan 2008, 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.....