

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/0094/LB
------------------------	------------------------

NOTATION:

The site lies within the Conservation Area of Old Hatfield as designated in the Welwyn Hatfield District Plan 2005 and the site is Grade II Listed.

DESCRIPTION OF SITE:

The application building is a 3 storey, grade II listed house, within the Hatfield Old Town Conservation Area. The building is sited on the southern side of Fore Street and has a large plot to the rear. The building is built up to the edge of the footpath and is flanked by two buildings, which adjoin the side elevations and are built flush with the front elevation.

DESCRIPTION OF PROPOSAL:

‘Replacement of corrugated asbestos cement roofing with lead sheet incorporating rooflights removal of redundant internal walls and raising level of part of floor. insertion of new french doors and sliding-folding doors into external walls.’

PLANNING HISTORY:

S6/2008/0017/LB - Installation Of Solar Panel In South West Elevation Of Roofslope – granted 3/3/08

S6/2008/014/LB – Installation of solar panel in south west roofslope – granted 3/3/08

S6/2000/1371/LB - Part demolition of existing rear extension and rebuilding of utility room – Approved 11/12/00

S6/2000/1370/FP – Part demolition and replacement of existing rear extension – Approved 11/12/00

S6/1977/0489/ - Conversion and extension of existing stable to provide a garage – Approved 13/11/77

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS5: Planning for the Historic Environment

PPG14: Development on Unstable Land

East of England Plan 2008

ENV6 The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:
None.

Welwyn Hatfield District Plan 2005:

SD1 - Sustainable Development

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None received

REPRESENTATIONS

None.

Period expired 15/03/10.

DISCUSSION:

The main issues are:

- 1. The impact on the character of the Listed Building.**
- 2. Chalk Mining**

1. The impact on the character of the listed building.

PPS5 is relevant as Policy R25 (Works to listed buildings) in the Local Plan has not been saved.

These works relate solely to the single storey kitchen wing and require:

- the Replacement of corrugated asbestos cement roofing with lead sheet incorporating rooflights
- removal of redundant internal walls
- raising level of part of floor. insertion of new french doors and sliding-folding doors into external walls.

Dealing with each in turn:

- 1.) The existing roof is of a poor quality and is only visible from the upper windows of the application property as it is concealed behind a brick parapet wall. The proposed use of code 6 lead roof with rooflights would be a significant improvement over the existing structure as it is not readily visible, there are no other issues raised with this proposal, subject to it being constructed to the details shown on approved drawing 797.04
- 2.) The removal of these walls is not considered to be an issue, as this structure is a later addition to the main house.
- 3.) The increase in floor height is again not considered to be an issue, as this area of the house is not considered to be original and would have no impact on the external appearance of the building.
The proposed new French doors and new folding sliding doors are also located in this new part of the building and although they would have an impact on the external appearance, they are both located in a more discrete part of the site and the folding doors slightly below existing ground level. Subject to the materials being of a high quality and this would require the framing to be in wood, and with a painted finish to match the main doors of the house, this would be acceptable. This can be subject to a planning condition.

In summary the proposals comply with PPS5 subject to this condition for the approval of materials.

2, Chalk Mining

The application site falls within a chalk mines assessment area. However, the proposals would not add a significant load to the existing building and would be comparable to roof lights and other development, which do not require an assessment.

CONCLUSION:

The proposed development would not have an adverse impact upon the character and appearance of the surrounding conservation area or the setting of the Listed Building. The proposal is considered to meet the requirements of PPS5.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.2 Time Limit for Listed Buildings
2. C.131 Approved Drawings: 1:1250 Site Location Plan & 797/04 & 797.05 & 797.06 received and dated 29 JAN 2010.
3. No building or development shall take place until the materials and finish for the proposed folding doors and surrounding frame as annotated on approved drawing 797.04 have been submitted to and approved in writing by the Local Planning Authority. The approved materials and design shall then be implemented in accordance with these approved details.

REASON: To ensure where possible the original features of the building are to be retained and to comply with PPS5.

4. The materials and mouldings for the proposed French doors as shown on approved drawings 797.04 & 797.06 are to used in the approved development. Any variation to these details and materials are to be approved in writing with the local planning authority.

REASON: To ensure where possible the original features of the building are to be retained and to comply with PPS5

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5, & PPG14 , Policy ENV6 of the East of England Plan 2008 and local plan development plan policies SD1 of the Welwyn Hatfield District Plan 2005, 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.....