

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2010/0456/FP</b>
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**NOTATION:**

This site is located within the Metropolitan Green Belt as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is located to the north of Wilkins Green Lane. The dwelling was built in the early to mid 17<sup>th</sup> century and consists of red brick with stone detailing and is Grade II listed. The site has a number of outbuildings towards the rear of the site and landscaped lawns behind the dwellinghouse. The dwelling has two vehicular accesses. One access is from Wilkins Green Lane to the south of the dwelling and close to the frontage of the main building, the other is from St Albans Road to the north which leads to a long tree lined gravel drive through the grounds. The entrances currently have pillars and gates which are modern in comparison to the original dwelling.

**DESCRIPTION OF PROPOSAL:**

The proposed development would involve the removal of some bricks to allow a new surround to be attached to the front elevation. The new surrounding would be made from Bath stone. Brickwork on adjacent areas of the door would be consolidated by the insertion of new bricks. The surrounding area of brickwork would be repointed in lime mortar where appropriate.

**PLANNING HISTORY:**

S6/1984/297 - New boiler house - granted

S6/1984/298 - New boiler house (Application received May, 1984) - granted

S6/1984/299 - Car Park (Application received May,1984) - granted

S6/1990/536 - Internal alterations - granted

S6/1988/643 - Listed building consent for removing dilapidated timber barn - granted

S6/2001/1367 - Elevational Alterations to Kitchen and Breakfast Room - withdrawn

S6/2001/1362 - Elevational And Internal Alterations - granted

S6/2004/1278/FP - Erection of a detached barn/workshop - Approved

S6/2004/1280/LB - Erection of a detached barn/workshop - Approved

S6/2006/326/LB - Formation of internal doorway at first floor level - Approved

S6/2007/620/FP - Erection of new gates to north and south entrances - withdrawn

S6/2007/625/LB - Erection of new gates to north and south entrances - withdrawn

S6/2007/1403/LB - Removal of render from main entrance - Approved

S6/2007/1521/FP - Erection of new gates to north and south entrances to replace existing gates - Approved

S6/2007/1524/LB - Erection of new gates to north and south entrances to replace existing gates - Approved

S6/2008/0477/FP - Erection of a detached garage with habitable accommodation above (west of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House) and new footgate (in eastern elevation of garden wall, following demolition of modern boiler house - Refused.

S6/2008/0480/LB - Erection of a detached garage with habitable accommodation above (west of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House) and new footgate (in eastern elevation of garden wall, following demolition of modern boiler house - Refused.

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

### National Policy

PPS5 – Planning for the Historic Environment

### Welwyn Hatfield District Plan 2005:

None.

## **CONSULTATIONS:**

Hertfordshire Building Preservation Trust – Verbally discussed. If the surrounding brickwork is repointed with a lime mortar, on-balance the proposal would be acceptable.

## **TOWN/PARISH COUNCIL COMMENTS:**

No comments received.

## **REPRESENTATIONS**

This application has been advertised by neighbour letter and a site notice and no representations have been received. Period expired 11<sup>th</sup> May 10.

## **DISCUSSION:**

### **1) Impact of the proposal upon the character and setting of the listed building.**

Within Listed Building application S6/2007/1403/LB, approval was granted to remove the previous door surround as it was a modern addition covered with portal cement, the mouldings were not the correct historical profile, the colour was wrong and it was damaging the substrate.

Within the design statement it has been detailed that the previous entrance is in a poor state of repair and has been previously repaired to an unsatisfactory standard. When removing the previous surround it was clear that the cement render had damaged the brickwork to an extent where it disintegrated as it was removed. As a result the structural strength of the wall above appeared to be affected as cracks had formed through some of the bricks.

Through discussions with the applicant it has been stipulated that the most preferable option would be to retain as much of the buildings historic fabric as possible, so therefore a replacement of the surround should not be the immediate choice.

The details both at the site visit and within the application show that the existing surround is not historically accurate. Although when consent was granted for the surrounds removal it was not anticipated that the underlying material would be so significantly damaged, the most appropriate replacement should be achieved.

The architect has produced a full detailed photographic record of the door surround. Additional work has been carried out to give a representation of what mouldings would have originally been in place to give an appropriate basis for a replacement. When assessing the elevation it was evident that the surrounding brickwork had been badly repointed and should appropriately be repaired. The applicant has accepted that this should be done at the same time as replacing the surround and proposed to replace bricks where they have been damaged.

Although the initial intention was to repair and create an appropriate surround from a lime based render, from assessing the state of the building below a replacement is considered to be acceptable. Furthermore, to achieve a high quality finish on a rendered surround it would take a very skilled craftsman, which cannot be guaranteed. Therefore, it is considered to be appropriate to replace the surround with Bath stone and ensure that the finish is acceptable. The additional works to repoint the surrounding brickwork would help ensure the entrance has a satisfactory appearance.

#### **CONCLUSION:**

The proposed development would not have an adverse impact upon the character and appearance of the locality. The existing desirable setting of the Listed Building would not be affected by proposed development and the proposal is considered to comply with the requirements of PPS5.

#### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.2: Year Standard Time Limit for Commencement of Development Listed Buildings
2. C.13.1: Development in accordance with approved plans/details 6103/2/00 & 6103/2/02 & 6103/2/09 received and dated 23 March 2010.
3. C.5.1: Materials to be submitted and agreed

#### **SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

##### Reason for Grant of Listed Building Consent:

The proposal has been considered against Planning Policy Statement/Guidance PPS5, 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.....**