

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/0534/LB
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NOTATION:

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

DESCRIPTION OF SITE:

The site is located centrally within Old Hatfield Conservation Area. The site comprises of an end terraced, two storey dwellinghouse. The row of four terraced properties are Grade II Listed buildings. The rear wall of the dwellinghouse has cement based white render.

DESCRIPTION OF PROPOSAL:

The proposal is to removal the single door on the rear wall of the dwellinghouse and replace with a window measuring 1.1m in width and 1.35m in height. The window will match the design of all the existing windows. In addition, the window sill on the existing ground floor window will be lowered to measure the same size as the new window.

PLANNING HISTORY:

S6/2009/1464/TC – Crown Reduction and thinning of horse chestnut (T1).

S6/1997/0908/FP - Erection of boundary wall. Granted 8th December 1997

S6/1981/0543/ - Change of use of ground floor from retail shop to estate agent.
Refused 29th October 1981

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS5: Planning for the Historic Environment

East of England Plan 2008

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

R29: Archaeology

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

BEAMS conducted a site visit on 11th June. Concern was raised over lack of detail on the structure of the rear wall. The front elevation is still the red stock brickwork of the encasing referred to in the listed building description but the side and rear wall are now covered in a modern looking cement based render. The unknown element is whether any of the possible earlier timber frames is still forming that rear wall, For example, there could be a brace or interesting carpentry joinery in this area of wall framing the existing window.

As a result of this consultation, further detail was gathered from the applicant. The applicant responded by stating, 'the rear wall of the property is covered in a cement based render which is the same as when the building was listed. The front of the house has the exposed brickwork (also the same as when the building was listed). There is no evidence that there is an earlier timber frame under the cement casing. There is no sign at the front of the house where the brick work remains exposed.

Following this further information from the applicant, BEAMS are now satisfied that the minor alteration can be granted planning permission.

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

This application has been advertised by neighbour notification letters which expired on 1st June 2010 and site notice which expired on 2nd June 2010. A press notice was also published on 19th June. No representations have been received.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the setting of the listed building**
- 2. Other Material Planning Considerations**

1. The impact of the proposal on the setting of the listed building

The listed building description, in relation to No. 4, 6, 8 and 10 Park Street, states 'Terrace of houses. C18 red brick casing, probably to earlier timber frame construction. Plain tile roof, hipped on S end. 4 ridge chimney stacks. 2 storeys. 4 segmental-headed windows with C19 and C20 casements and sashes. Door to No.8 has cut bracketed hood. No. 10 has C19 shop window and door with carved wooden scrolls on fascia board. Included for group value'.

It has already been established through consultation with BEAMS that the proposal is not considered to affect the setting of the listed building by virtue of the original rear wall being constructed of red brickwork and not timber frame.

2. The impact of the proposal on the character and appearance of the property

Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The proposals are considered compliant with policy D2 of the Welwyn Hatfield District Plan, 2005 by virtue of the proposed windows matching the size and design of the windows on the first floor rear elevation.

2. Other material planning considerations

Sustainable Development: Due to the nature of the proposal and the dwellinghouse being a listed building, the opportunities to incorporate sustainable development measures are limited.

Archaeology: Policy R29 states that where a proposal for development may affect remains of archaeological significance, or may be sited in an area of archaeological potential, developers will be required to undertake an archaeological assessment. Due to the nature of the proposal, it is not considered that it will have an impact on archaeological remains.

CONCLUSION:

The proposed development is not considered to impact on the setting of the listed building by virtue of the original rear wall being constructed of red brickwork and not timber frame. In addition, the proposals are considered to maintain the character of the property and therefore comply with policy D1 and D2 of the Welwyn Hatfield District Plan, 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Application S6/2010/0534/LB be **APPROVED** subject to the following conditions:

1. C.2.2 – Time limit for commencement of development – Listed buildings [Conservation Areas]

The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. C.13.1 – Development built in accordance with the approved plans

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Location Plan (1:1250) & Appendix 1 & Appendix 4 & Appendix 5b received and dated 4th May 2010

unless otherwise agreed in writing by the Local Planning Authority:

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.

Pre Development

Prior to any building works being first commenced, detailed drawings of the new and/or replacement windows (including proposed roof lights) and doors including a section of the glazing bars and frame moulding and clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill details shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with Planning Policy Guidance

Post Development

3. C.5.2 – Matching Materials

The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of LB:

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and PPS5, East of England Plan 2008 Policies SS1 and ENV6 and development plan policies SD1, GBSP2, R3, D1, D2, R29 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).

INFORMATIVE

INF12 Pre-commencement conditions

The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.

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