

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

<b>APPLICATION No:</b>	<b>S6/2010/0094/LB</b>
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**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:**

This application is to change the roof material that was previously approved to a 'lead-effect material'.

**PLANNING HISTORY:**

S6/2010/0094/LB - 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 – granted 26/03/10

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 16/07/10.

## **DISCUSSION:**

### **Introduction:**

The discussion below relates only to the change of roof material. In regards to the previous application the officers report for S6/2010/0094/LB is still relevant and this should still be referred to.

As this application still also includes all the other changes which was previously applied for, the same planning conditions still have to be attached, however, any application to discharge these conditions will be dealt with under this application reference.

### **The main issues are:**

1. **The proposed change of roofing material and its impact on the character of the Listed Building.**
2. **Chalk Mining – see previous file S6/2010/0094/LB**

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 effect' (Sarnafil) sheeting

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 a lead-effect roof with rooflights would still be a significant improvement over the existing structure. As this roof it is not readily visible, a change from lead to this similar type of material which has the impression of being lead is considered to be acceptable.

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

## **CONCLUSION:**

The proposed change of material 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 & 797/04A & 797.05 & 797.06 & 797.07A received and dated 9 June 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 797.04A & 797.06 are to be 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.....**