

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/1791/LB
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NOTATION:

The site lies within The Old Hatfield Conservation Areas and an Area of Archaeological Significance as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is a Grade II Listed mid-terrace house on the northern side of Fore Street. The property is two-storey with accommodation in the roof space and 2 flat roofed dormer to the front plane of the roof. The adjacent properties 14, 18 and 20 are also listed. The house is red brick, with Georgian, white painted, timber sash windows and a slate roof.

To the rear the application dwelling is partly three storey with a small window within a gable projection and a mansard feature to the rear of the main roof. The existing property has a single storey rear projection with a mono-pitched roof. This addition has a tall parapet roof on the boundary with number 14, a red plain tiled roof and has brick elevations that have been painted white.

DESCRIPTION OF PROPOSAL:

The proposed development would involve a single storey extension to the rear of the property. This addition would approximately measure 3.2m in width by 4.8m in depth with have a flat roof to a height of 3.3m and adjoin the existing rear projection. The proposal would be set at an angle to reflect the existing rear projection and boundary, which are splayed. As this addition would adjoin the existing rear extension, its roof would sit on the roof slope of the existing extension to allow the existing mono-pitched roof to drain onto the proposal's roof.

Internal alterations would be made to remove some sections of wall adjoining the proposed extensions and to create a kitchen/diner. An internal wall would also be removed near the entrance of the property.

PLANNING HISTORY:

S6/2010/1790/FP – Erection of single storey rear extension and alterations – Pending consideration.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS5: Planning and 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

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

HATFIELD TOWN COUNCIL COMMENTS

No comment received.

REPRESENTATIONS

This application has been advertised by neighbour notifications and a site notice, no representations have been received. Period expired 15 October 2010.

DISCUSSION:

The main issues are:

1. The proposed development's impact upon the architectural merit and historic fabric of the Listed Building and its setting.

1. The proposed development would be sited to the rear of the dwelling and would not be viewed within the surrounding public streetscene. To the rear of the dwelling and neighbouring properties there have been various historic alterations and additions. Although the rear of the properties is attractive the additions vary in design and this elevation of the terrace does not have repetitive features or the uniformity of the frontage.

The proposed rear extension has been designed to be clearly subordinate to the existing dwelling and to reflect design and fenestration of the existing property. The proposed extension has been well designed and would complement the existing property. The proposal therefore would not have an adverse impact upon the visual amenities of the locality. The proposal would not be viewed prominently and the result dwelling would preserve the character and appearance of the Listed Building.

The application dwelling and neighbouring properties are listed partly because of their group value. The row of properties is predominantly viewed as a group to the front and the details within the Listed Building descriptions mostly refer to the architectural features viewed from Fore Street. When considering the siting of the proposed extension, it would not have an adverse impact upon the visual appearance of the group of dwellings. The proposal has been designed to appear as a subordinate addition to the original dwelling, which would reflect an existing leaded roofed projection. The proposed development would not involve significant alterations to the existing building and would not affect a substantial amount of the historic fabric of the building.

The proposed development would increase the usability of the application dwelling and help secure the future upkeep of the property. The main internal alteration would involve the removal of a section of wall to the rear elevation, which leads into the proposed extension and the removal of sections of wall to create a larger kitchen/dining area. These wall would not be entirely removed and overall the areas surrounding the proposed extension that are to be retained would be substantial.

Minor alterations are proposed to the entrance area to open the hall to the formal dining room. These alterations would remove a small section of a modern doorway, which would not have an adverse affect on the historic fabric of the building.

The proposed development would increase the usability of the application dwelling and help secure the future upkeep of the property. PPS5 recognises that some development will affect a historic asset without causing harm. The proposed development is considered to be limited in the harm that it would cause and it would secure a viable use of a Heritage Asset to help support its long term conservation.

The proposed works would not have an adverse impact upon the Listed Building and the application complies with the requirements of PPS5.

CONCLUSION:

The proposed development would not have an adverse impact upon the historic fabric of the character and setting of the Listed Building. The proposed works would increase the usability of the Listed Building and help secure its future upkeep. The application would meet the requirements of PPS5 and is considered to be acceptable.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

CONDITIONS:

1. C.2.2: Standard Time Limit (Listed Buildings and Conservation Areas)
2. C.13.1: Development in accordance with approved plans/details 848-002 received and dated 1 September 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 PPS1, PPS5 and development plan policies SD1, GBSP2, R3, D1 and D2 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.....