

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/2898/LB
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NOTATION:

The site lies within the Metropolitan Green Belt, an Area of Archaeological Significance and Northaw Common Parkland Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site accommodates a Grade II* Listed Building (1 Northaw Place). Northaw Place was constructed in 1690 as a two-storey house, with basement and attic rooms. A second storey was added in the early 19th Century. A balancing single storey wind was added in 1988.

The property's main feature is a painted staircase hall which dates from around 1700, which is of national significance, and is the remaining significant internal feature, since much of the remaining original fabric was stripped from the interior when the building was substantially repaired around 1988.

Although the restoration of the internal paintings was secure by enabling development in the 1980's, several inappropriate internal alterations have been carried out over the years. The property is currently undergoing repairs, maintenance and approved alterations throughout the whole building.

Northaw Place is listed as an unregistered park and garden in the Welwyn Hatfield District Plan 2005. The surrounding plot is well landscaped with mature tree and vegetation surrounding.

DESCRIPTION OF PROPOSAL:

The proposed works involve alterations to the approved applications S6/2009/2702/LB; S6/2010/0273/LB; S6/2010/0110/MA, which would comprise:-

To the west wing alterations would be made to a modern partition in mezzanine west wing; insertion of half glazed double doors to 1st floor landing; the construction of roof access hatch on west wing roof; conservation roof light on main roof inner pitch.

To the east wing a painted timber screens on the proposed conservatory would be altered to have double doors. A rooflight would be inserted over kitchen proposed extension; the glazed doors to proposed pool room would be altered to be powder coated aluminium; a replacement door would be inserted into an earlier opening on 1st floor.

PLANNING HISTORY:

Northaw Place has an extensive property history. However, when considering the proposed developments, the most relevant applications were determined in the 1980's. These applications have the following reference numbers:

S6/1986/0970/LB – Extensions and alterations and partial demolition to form 4 dwellings – Approved.

S6/1986/0971/FP – Change of use from institutional to residential to form 4 dwellings and erection of five dwellings with garages – Approved.

S6/1998/1249/FP – Amendments to S6/1988/1249/FP – extra dormers on rear of garages to each dwelling and 2 single storey conservatories on rear of houses type A – Approved.

S6/2009/2355/PA – New detached garage with adjacent plant and store room and proposed repairs and alterations to the main house – response generally supportive of internal works.

S6/2009/2702/LB – Alterations include: new window in the west wing north elevation, 1st floor; roof lantern in flat roof of west wing; formation of two access hatched to roof gutters internal alterations to second floor to rearrange bathrooms; redesign of 20th century staircases to 2nd floor and west wing, reopen blocked doorway between original dining room and morning room, alterations to 20th century cornices, door surrounds in entrance hall, replace 20th century floor boards on ground floor, stripout bathroom on first floor and reinstate south east room , replan kitchen and bathroom in basement – Approved.

S6/2010/0273/LB – Alterations include:-conversion and extension of existing east wing (garage & kitchen) to form new kitchen and swimming pool, shower area and mezzanine and 1st floor bathroom over kitchen, linked by new staircase to swimming pool. construction of new conservatory. associated service installations. works to main house east elevation 1st floor; installation of new door to replace modern door and build up window formed in 1988; reinstatement of porch and replacement of modern door on south elevation – Approved.

S6/2010/0110/MA – Alterations include:-conversion and extension of existing east wing (garage & kitchen) to form new kitchen and swimming pool, shower area and mezzanine and 1st floor bathroom over kitchen, linked by new staircase to swimming pool. construction of new conservatory. associated service installations. works to main house east elevation 1st floor; installation of new door to replace modern door and build up window formed in 1988; reinstatement of porch and replacement of modern door on south elevation – Approved.

S6/2010/3094/LB – Erection of new brick piers on footings to stabilise existing wall and alterations & repairs to wall – Pending Consideration.

S6/2010/3095/FP – Erection of single storey garage – Pending Consideration.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS5: Planning and the Historic Environment

East of England Plan 2008

ENV6: The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None.

CONSULTATIONS

Hertfordshire Buildings Preservation Trust (BEAMS) – A verbal consultation prior to the application concluded that there was no objection to the proposed changes. The proposed alterations were considered be minor amendments to the approved applications. However, a listed building application is required to amend the Council's approved plans.

NORTH MYMMS PARISH COUNCIL COMMENTS

The PC feels that this is a listed building it should be left to specialist comments.

REPRESENTATIONS

None. Period expired 5 January 2011.

DISCUSSION:

The main issues are:

- 1. The proposed development's impact upon the character and setting of the Listed Buildings**
- 2. Other Material Planning Considerations**

1. The proposed amendments have been assessed individually below:

West Wing

A new modern partition in the mezzanine of the west wing would replace an existing dry lined partition to allow the creation of a kitchenette area to the cinema room. These alterations would change a modern addition to the building and would not significantly affect the historic fabric of the building.

New half glazed double doors would be inserted to the first floor landing. This addition would be a relatively minor change to the layout at first floor level and would not have an adverse impact upon the character and historic fabric of the building.

A roof access hatch on west wing roof would be constructed to provide easy access for maintenance. The main roof contains flat sections that are difficult to access for maintenance. When considering the works that are necessary due to the lack of maintenance and damp that the property has suffered, this is considered to be an appropriate alteration to ensure the future upkeep of the roof.

A conservation rooflight would be inserted on the on main inner pitch of the main roof. This alteration would allow natural light to a bathroom. Due to the siting of this relatively small rooflight, it would not appear noticeable or affect the appearance of the Listed Building. It would not be a major alteration or result in a significant loss of the historic fabric of the roof.

East Wing

The approved painted timber screens on proposed conservatory would be altered to have double doors and powder coated aluminium glazed doors would be added to the poolroom. This alteration has been proposed to ensure that the doors are constructed from a material that will be able to withstand the steam and chemicals

within the swimming pool environment. When compared to the windows within the main building they would be different in material. However, they would not appear out of place when viewing the property as a whole, furthermore, they would be within a new and modern addition to the property. The proposed alterations to this side of the property would have an acceptable appearance overall and the difference in the materials of these glazing casements would not affect the character and setting of the Listed Building.

The proposed alterations to the insert a rooflight over the kitchen area would be largely screened by the surrounding parapet wall and this addition would not appear prominent.

Alterations to a doorway on the first floor would reflect the historic doorway. This change would restore the opening to use a large historic opening that has been discovered during works. The previous doorway is considered to be more in proportion with the room and layout. This would be an improvement from the existing modern alteration and is considered to be acceptable.

East of England Plan 2008: The application has been considered against policy ENV6 of the East of England Plan, which at the time of this decision forms part of the development plan for the borough.

On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and
- He failed to consider the likely environmental effects of revoking Regional Strategies

Whilst the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill, the policies in the East of England Plan are currently re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision.

CONCLUSION:

The proposed works are relatively minor alterations to previously approved alterations. The works are considered to be appropriate and have an acceptable impact upon the character and setting of the listed building, the proposal would therefore meet the requirements of PPS5.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.2: Standard Time Limit Listed Buildings and Conservation Areas (3 Years)
2. C.13.1: Development in accordance with approved plans/details Site Location Plan 1:1250 & 2004 REV: B & 2005 REV: B & 2006 REV: B & 2007 REV: B & SK67 & EW 1001 REV: B & 3221 REV: A & EW2001 REV: B & EW2002 REV: B & EW2201 REV: B received and dated 29 November 2010.

INFORMATIVES: None.

Summary of reasons for grant of permission

The proposal has been considered against Planning Policy Statement/Guidance PPS5, East of England Plan 2008 policies ENV6, and development plan policies 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).

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