

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/0892/LB
APPLICATION Site:	10 Park Street

NOTATION:

The site lies within as designated settlement of Old Hatfield in the Welwyn Hatfield District Plan 2005 and the property is a Grade II Listed Building.

DESCRIPTION OF SITE:

The application site comprises of an end of terraced 2 storey dwellinghouse which formerly comprised two properties (Nos. 8 & 10).

The property is finished in red facing brick under a plain pitched gable end plain tile roof and is located immediately adjoining the edge of the pavement onto Park Street.

The property has a 19th Century shop window and to the side of this is a six panelled green painted front door with a brass letter box and knocker.

There is another front door painted the same colour to the right of this which used to serve the adjoining dwelling (No.8) but which now is no longer used.

DESCRIPTION OF PROPOSAL:

The application seeks listed building consent for the replacement of the front door at No.10 and the repainting of the adjoining door (formerly No.8) to black to match the new front door.

PLANNING HISTORY:

S6/2013/0995/LB - Replacement of two first floor rear windows and rear patio door

S6/2012/1106/LB - Re-pointing of front elevation, using traditional lime based mortar – granted 16/07/12

S6/2010/0534/LB - Removal of rear single door and replace with window.
Enlargement downwards of lower floor window at rear of property, to be the same size as the upstairs windows –Granted 29/06/10

S6/1997/0908/FP - Erection of boundary wall - granted 8/12/97

SUMMARY OF POLICIES:

National Planning Policy

National Planning Policy Framework

Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

Welwyn Hatfield District Plan 2005

SD1: Sustainable Development

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

None, period expired 12.06.13

DISCUSSION:

The main issues are:

- 1. The potential impact on the heritage asset.**
- 2. Other Material Planning Considerations**

1. The potential impact on the heritage asset.

The National Planning Policy Framework is relevant and states in paragraph 131 that;

'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage*
- assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to*
- sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local*
- character and distinctiveness.'*

The NPPF also states that in paragraph 134:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

This application is made up of 2 parts:

- i) Replacement from door
- ii) Change of colour to existing external door.

i). Replacement from door

The existing front door is in a poor condition and is not of any particular historic merit as it is unlikely to be the original door to the property.

The proposal is to replace this with a panelled hardwood mahogany door which will be painted black. The applicant has submitted the manufacturer's details of the proposed door and this is a good match to the current door. The mortice and tenon type of construction is more in keeping with the period of the property. The applicant has also noted that the current door has been painted black in the past as there is evidence of this layer of paint below the current green paint.

This change of colour would be in keeping with the character of the application property and the wider streetscene and so there are no objections to this.

There is a brass letter box and front door knocker which should be taken off the existing and put on the new door. It is likely the applicant will probably have considered this, but for the avoidance of doubt a planning condition approving the external finish to be black and the refuse of the ironmongery of the letter box and knocker would be reasonable as this would retain a previous feature which is in keeping.

Subject to this the proposal would preserve the character of the heritage asset of the wider building.

ii) Change of colour to existing external door.

This proposal is to simply change the colour of the adjoining door to black. As this would match the new door there is no objection to this.

2. **Other Material Planning Considerations**

Chalk Mining: As with all developments across Hatfield, the suitability of the development in accordance with the National Planning Policy: Development on Unstable Land needs to be assessed. The site is not within any designated area that has been identified as possibly being at risk of chalk mining. As the development would result no alteration in terms of weight bearing load upon ground conditions there are no concerns by this proposal.

Protected Species The presence of protected species is a material consideration, in accordance with the National Planning Policy, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981).

The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 and amended 2012 Regulations further.

CONCLUSION:

Subject to the following planning conditions the proposal is considered to comply with the NPPF and Local Plan Policy SD1.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

1. C.2.2 - 3 Year Time Limit (Listed Building Consent)
2. C.13.2 – Approved drawings & details : 1:1250 Site Location Plan & 1:100 Front elevational drawing received and dated 1 May 2013 & detail of 'Hardwood Mahogany Colonial 6 Panel External' door type received 6 May 2013

POST DEVELOPMENT

3. The replacement front door hereby permitted shall be in accordance with the approved details as the 'hardwood mahogany colonial 6 panel external' and in the mortice and tenon form of construction and is to be painted in black. The letter box and door knocker of the original door is to be used on this approved door. The adjoining external door is to be painted to the same black finish as the new replacement door. Subsequently, the materials and external colour finish of the door shall not be changed without the prior written consent of the Local Planning Authority.

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

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against the National Planning Policy Framework, and Development Plan policy SD1 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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**.....