

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/995/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.

To the rear of the property is a garden and terrace. There rear elevation of the property comprises of a white painted render with white painted timber side hung casement windows and doors.

DESCRIPTION OF PROPOSAL:

The application seeks listed building consent for the replacement of two first floor windows and a ground floor patio door to the rear of the property in the same white painted timber wood and style, but with double glazing. The window above the patio doors is to be obscure glazed.

PLANNING HISTORY:

S6/2013/0892/LB - Replacement of front door and repainting of external door – granted 26.06.13

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:

i) Replacement of two first floor rear windows and ground floor patio doors

The proposal is to replace the existing 2 windows and doors with those of an identical appearance and material, with the only change being that double glazed windows would be used.

As this is to the rear of the building, where public views are much more restricted, the proposal would have very little impact on the setting of the listed building. In regards to the impact on the heritage asset, double glazed units are not always a feature which is sympathetic to the overall character of the building.

In this case the current windows and doors to be replaced are relatively modern, and the location of these to the rear of the building is also not as sensitive, than that say to the front of the building.

On balance, and taking into account these specific points, the proposal would not harm the heritage asset.

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 rear elevational drawing received and dated 14 May 2013

POST DEVELOPMENT

3. The replacement two first floor rear windows and ground floor rear patio doors hereby permitted shall be in white painted wooden frames and to match the same style as the existing to be removed and to have double glazed units with clear glass apart from the window above the ground floor patio doors which are to be obscure glazed. Subsequently, the materials and external colour finish of these windows and doors 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

REASONS FOR APPROVAL

The decision has 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 viewed on the Councils website or inspected at these offices).

INFORMATIVES: None

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