

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/1647/LB
APPLICATION Site:	The Two Brewers Public House, 1 Northaw Road West

NOTATION:

The site lies within the settlement of Northaw, the Metropolitan Greenbelt, Northaw Conservation Area, Northaw Common Parkland Landscape Character Area and an area of archaeological significance as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises the Two Brewers Public House and an associated public car park. The Two Brewers Public House is a Grade II Listed Building which fronts onto Northaw Road West. The whole site is located within the Northaw Conservation area. The public house itself is a two-storey detached building. To the rear some areas of the building are single storey with flat felt roofs. Some of the land to the rear is enclosed by a yard area for the pub and the remainder forms a pub garden. Along the frontage is a small seating area with four customer car parking spaces. The car parking continues around the eastern elevation of the building to provide approximately 20 further car parking spaces. Along the western elevation of the building is customer access to the rear garden of the pub. The pub's exterior is painted white with red roof tiling.

The Listed building description for this site states: TL 20 SE NORTHAW AND NORTHAW ROAD WEST CUFFLEY (north side) 12/244 Two Brewers P.H. - GV II Public House. C16 timber frame core, enclosed on front and sides by mid and late C19 extensions. Painted brick and stucco. Plain tiles. 2 storeys. Gable ended wing on right has stucco quoins and replacement sash windows in plain surrounds. Trefoil pierced bargeboard. Single storey centre with 4 sash windows, behind which is 2-bay core, formerly jettied, long dragon beam on left. Modern extension to left, beyond which is early C19 sash window

DESCRIPTION OF PROPOSAL:

Creation of fire escape and from existing first floor and sub-division of existing first floor bathroom to create a private kitchenette and shower room for accommodation

PLANNING HISTORY:

S6/2010/0883/LB – Installation of illuminated and non-illuminated signage –
Approved 05 July 2010.

S6/2010/0227/AD – Installation of illuminated and non-illuminated signage – Approved 6th May 2010.

S6/1987/7063/AD – Illuminated signs – Approved 12th February 1988.

S6/1987/1048/LB – Single storey rear and side extensions alterations and advertisement signs – Approved 12th February 1988.

S6/1987/1047/FP – Single storey rear and side extensions – Approved 12th February 1988.

S6/1982/0003/ - Retention of caravan – Approved 18th February 1982.

S6/1978/0570/ - Siting of caravan – Approved 2nd November 1978.

SUMMARY OF POLICIES:

National Planning Policy Framework

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

The Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

CONSULTATIONS:

Welwyn Hatfield Council (Building Control) – No adverse comments from BC.

Hertfordshire Building Preservation Trust (BEAMS) – verbally consulted, no objection.

Hertfordshire County Council (Transport Programmes and Strategy) – No objection.

NORTHAW & CUFFLEY PARISH COUNCIL COMMENTS:

No objection.

REPRESENTATIONS:

This application has been advertised by neighbour notification and a site notice and no representations have been received. Period expired 09/10/2013.

DISCUSSION:

The main issues are:

1. **The impact of the proposed development on the character and setting of the listed building**
 2. **Material planning considerations**
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1. **The impact of the proposed development on the character and setting of the listed building**

The National Planning Policy Framework outlines a presumption in favour of the conservation of the historic environment. The NPPF considers that the more significant the element of the historic environment that may be affected by the relevant proposal, the greater the presumption in favour of conservation. Policies SD1 of the adopted Welwyn Hatfield District Plan applies which seeks also provides a backdrop to a wider planning requirement of ensuring proposals meet sustainable development standards, including those related to the protection of heritage assets.

The proposal would involve the creation of a doorway opening at first floor level to allow emergency access onto an existing flat roof at the rear of the building. This alteration would involve cutting a doorway into the rear wall of the building and therefore would result in a loss of the building's historic fabric for this area. When considering the rear wall of the building, the proposed opening would be a relatively modest and would involve enlarging an existing window opening. Therefore, although the proposal would involve alterations that would change the historic area to form the proposed doorway, this would not be a significant alteration and would not result in an adverse impact to the character of the building.

It is appropriate that the new door has an appearance that reflects the existing fenestration of the building to ensure that it would not appear out of place. If approved a materials to match condition would be sufficient to ensure that the new door retains an acceptable appearance.

The proposal would also involve the construction of a walkway on a single storey flat roofed area to the rear and a ladder would provide access to the ground at the rear of the building. This addition would be metal with a black powder coated finish. The proposed development would have a very different appearance to the main building and would be viewed as a separate addition to the historic building. The functional appearance of the proposed fire escape would prevent it from detracting from the appearance of the listed building.

The proposed internal alterations would involve changing a bathroom to accommodate a kitchen and a shower room. These alterations would largely involve changing modern internal fitting and altering existing storage cupboards to accommodate the shower room. The proposed internal structural alterations would not remove or significantly alter the main historic walls of the building. Although the layout of part of the building would change, the historic character of the building would be retained.

The application has also illustrated an internal wall to a bedroom would be upgraded and a partition would be constructed to create a fire protected barrier. This would ensure that if there is a fire within the building different areas could be contained and remain fire resistant.

The proposed alterations would alter the existing building to have a better arrangement in terms of fire safety. The proposed works would not have and adverse impact upon the character and setting of the listed building and would not significantly affect the historic fabric of the building.

2. Material Planning Considerations

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 an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 and amended 2012 Regulations further.

CONCLUSION:

The proposed development would not detract from the character and appearance of the main listed building. The proposal would not have an adverse impact upon the character and setting of the listed building and would meet the relevant requirements of the NPPF.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

CONDITIONS:

1. C.2.2 Time limit for commencement of development (Listed Buildings and Conservation Areas)
2. C.13.1 Development in accordance with approved plans/details 12-099-04 & 12-099-02A & 12-099-03A received and dated 29 August 2013.

Post-development

3. C.5.2: Materials to Match

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

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 Council's website or inspected at these offices).

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