

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No: S6/2013/2686/FP

**SITE ADDRESS: TWELVE APOSTLES CHURCH, KENTISH LANE,
BROOKMANS PARK**

**DESCRIPTION OF DEVELOPMENT: REPLACEMENT PITCHED ROOFS,
GUTTERS AND DOWNPIPES. BRICK AND STONEMAN CLEANING AND
REPAIRS**

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The Twelve Apostles Church is situated on the northeast corner of Kentish Lane and Woodfield Lane. The church has a vehicular entrance to a car park in front of the church close to this junction and also an exit from this car park at a second point further along Woodside Lane.

The proposal is for replacement pitched roofs, gutters and downpipes. Brick and stonework cleaning and repairs.

The proposed works include:-

- the replacement of cast iron rain water pipes, hoppers and gutters with mid-grey powder coated aluminium units;
- the cutting back of decayed stone to be restored with stainless steel fixings (where required) with a finish of lime based stone mortar;
- the removal and replacement of all roof tiles and roof battens;
- the replacement of (stone) coping stones and detail;
- the renewal of the 'fleur de lys' apex stone to the bell tower;
- the 'defrassing' (or cutting back) of bell tower stones;
- The removal of cross features, replacement of stone and replacement on a like for like basis;
- The raking out of open and defective joints in the flintwork and brickwork.

2. SITE DESIGNATION:

The site lies within Brookmans Park and the Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

S6/2013/2276/LUP - Certificate of lawfulness for the proposed replacement pitched roofs, gutters, downpipes and stone work repairs, refused 3/12/2013.

S6/2012/1635/FP - Retention of Change of Use of land to create extension to existing car park and associated landscaping and vehicle crossover (existing access to Kentish Lane) – approved 10/10/2012

S6/2011/1617/FP - Rebuilding of existing boundary wall – approved 22/09/11
S6/2010/134/FP - Replacement fencing to boundary – refused 31/03/10
S6/2008/0819/FP – Installation of sewage works –approved 17/7/08
S6/2006/0054/FP - Erection of single storey extension to priests office – refused 13/03/06
S6/2005/0306/FP – Retention of Land to use as car parking – approved 11/05/05
S6/2001/1520/FP – Erection of Outbuilding After Demolition of Existing Shed - approved 14/1/02
S6/1999/490-/FP – Extension to form kitchen and toilets –approved 22/10/99.
S6/1998/917/FP – Extension to existing church – approved 11/12/98
S6/1998/419/FP - Change of use from residential training centre to church use, and construction of 27 car parking spaces – approved 28/8/98
S6/1976/680/FP - Use of church as Christian Residential Training Centre – approved 21/02/1977

4. CONSULTATIONS:

No objections have been received

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

None

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Whether the proposal is appropriate development in the Green Belt and the effect of the proposed extensions on the openness of the Green Belt, its character and visual amenity (Paragraphs 89 & 90 of The NPPF 2012)
- b) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)
- b) The impact of the proposal on the residential amenity of neighbouring properties (D1 of the Welwyn Hatfield District Plan 2005)

8. ANALYSIS:

- (a) Whether the proposal is appropriate development within the Green Belt its impact on the Green Belt, visual amenity and character and appearance of the locality (Paragraphs 89 & 90 of The NPPF 2012)

The National Planning Policy Framework (NPPF) is relevant along with Local Plan Policy GBSP1. The NPPF states in paragraph 89 & 90 where development may be appropriate. The policy goes on to state in paragraph 88 that permission will only be given for other development in very special circumstances.

Whilst the works would represent development as defined in Section 55 of The Town and Country Planning Act 1990, planning permission is required for the works as they would result in a material change in the appearance of the existing church. In this case the proposal does not affect appropriateness or have any impact on the Green Belt so this will not be assessed as part of this application.

(b) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

Policies D1 and D2 of the adopted Welwyn Hatfield District Plan are relevant to this proposal. Collectively, these policies seek to encourage development of a high design standard, which should respect and relate to the character and context of the area in which it is to be sited.

The Church is clearly visible from the highway from both Kentish Lane and Woodfield Lane. The proposal will include the replacement of the Churches roof tiles gutters and downpipes. Also included within the proposal is brick and stonework cleaning and repairs. The proposed alterations will undoubtedly alter the appearance of the existing building, however the applicant has submitted samples (Cowden, traditional weathered clay tiles) for our inspection and the samples that will be used will respect the nature, age and character of the building. The applicant has demonstrated that the alterations would not be detrimental to the character of the existing building or the surrounding area and not have an opposing affect on the streetscene, therefore the proposal would be contrary Policies D1 and D2 and RA3.

The development site is also located within a Landscape Character Area and it is necessary to consider any potential landscape impacts. Policy RA10 states that proposals for development in rural areas will be expected to contribute, as appropriate, to the conservation, maintenance and enhancement of the local landscape character of the area in which they are located. This area is characterised largely by open farmland and woodland. The objectives for this area are to improve and conserve. It would also harm the semi-rural character and appearance of the area, contrary to Policy RA10 of the Welwyn Hatfield District Local Plan (DLP) which expects developments in rural areas to, amongst other things, contribute to the local landscape character.

c) The impact of the proposal on the residential amenity of neighbouring properties

The impact of the proposed development on the residential amenity of neighbouring occupiers is considered in terms of the impact on access to day/sun/sky light, privacy and overbearing impact. No representations were received from neighbouring occupiers.

The alterations that will be carried out will not have any impact of neighbouring properties. This is due to the nature of the proposal and the location of the church being more than 40 metres to the nearest residential property. So it is considered that the proposed alterations to the Church would not have an unreasonable impact

on light amenity or the level of privacy afforded to the neighbouring residences and would not appear visually overbearing in accordance with the NPPF, Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

9. CONCLUSION:

Subject to a planning condition to ensure only the materials that have been submitted to the council for considerations are used in the construction of the roof repair it is considered that the design would adequately respect and relate to the existing Church and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. The proposed development is therefore considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

10. CONDITIONS:

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details PH1 & 01 & 02 & 03 & 04 & 05 & 06 & 07 & 08 & 09 & 10 & 11 & 12 & 13 & 14 & 15 received and dated 31 December 2013.
3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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 Councils website or inspected at these offices).

INFORMATIVES: N/A

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

