

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

**APPLICATION No: S6/2014/980/LB**

**SITE ADDRESS: The Lodge, 2 Northaw Place, Coopers Lane, Northaw**

**DESCRIPTION OF DEVELOPMENT: Conversion of garage to habitable accommodation, including removal of garage door, reducing the opening and installing a window to match existing**

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**RECOMMENDATION: APPROVAL WITH CONDITIONS**

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**1. SITE AND APPLICATION DESCRIPTION:**

The application site comprises a detached property that was originally the lodge house to Northaw Place, a Grade II\* mansion that dates from the late 17<sup>th</sup> Century. The property is located on the western side of Coopers Lane and is very well screened from the roadside by mature landscaping. The wider setting of Northaw Place has since been re-developed into houses and the vehicular access to the lodge has been re-routed. The Lodge now has its grounds, garage and driveway from the gated entrance along Coopers Lane.

This application seeks listed building consent for the conversion of the integral garage to habitable accommodation to provide a music room accessed off the existing lounge.

**2. SITE DESIGNATION:**

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

The application site is curtilage listed as the Lodge which was an original building ancillary to the use of the Grade II\* listed Northaw Place at the time of the listing.

**3. RELEVANT PLANNING HISTORY:**

S6/2014/0753/LUP - Certificate of lawfulness for proposed detached outbuilding to be used as a domestic garage. Refused 30 May 2014.

S6/2014/0442/LUP - Certificate of lawfulness for the proposed conversion of garage to habitable accommodation. Granted 30 April 2014.

S6/2007/0546/FP - Erection of two storey rear extension, creation of lightwell on first floor, creation of double doors to existing conservatory and internal alterations. Granted 29 May 2007.

S6/2006/1565/LB - Erection of rear two storey extension and demolition of existing garage. Refused 15 January 2007.

S6/2006/1564/FP - Erection of rear two storey extension and demolition of existing garage. Refused 15 January 2007.

S6/2001/0910/LB - Erection of part two storey, part single storey side extension. Granted 28 September 2001.

S6/2001/0909/FP - Erection of part two storey, part single storey side extension. Granted 28 September 2001.

S6/2000/0789/LB - Single storey extensions to house and garage to form annexe for dependant relative. Granted 30 October 2000.

S6/2000/0788/FP - Single storey extensions to house and garage to form annexe for dependant relative. Granted 30 October 2000.

S6/1999/0097/FP - Erection of wooden trellis fence, a maximum of 1.5 metres in height. Granted 15 March 1999.

S6/1998/0859/FP - Erection of a rear conservatory. Granted 30 November 1998.

S6/1997/0909/LB - Erection of two storey side extension and first floor rear extension. Granted 15 December 1997.

S6/1989/0800/FP - Erection of single storey building to house indoor swimming pool. Refused 10 November 1989.

S6/1982/0021/LB - Two storey extensions. Granted 18 February 1982.

S6/1982/0020/FP - Two storey extensions and detached garage. Granted 18 February 1982.

#### **4. CONSULTATIONS:**

Welwyn Hatfield Borough's Conservation Officer – no objection

Building Control – no objection

#### **5. NEIGHBOUR REPRESENTATIONS:**

The application was advertised by neighbour notification letter and a site notice. No representations have been received.

#### **6. TOWN/PARISH COUNCIL REPRESENTATIONS**

North Mymms Parish Council made no comment.

#### **7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:**

The main planning issues with this application are:

- a) The potential impact on the heritage asset (Section 12 (paragraphs 131 to 136) of the NPPF)

#### **8. ANALYSIS:**

##### **a) The potential impact on the heritage asset**

The National Planning Policy Framework (NPPF) outlines a presumption in favour of the conservation of the historic environment. 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 and in many respects, the NPPF follows the detailed framework laid down in the former PPS5 but without the specific policies.

The National Planning Policy Framework is relevant and states at paragraphs 131, 132 and 134 the following;

Para 131: *“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.’*

Paragraph 132 ...”*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

...and at 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.”*

The proposed conversion of the garage will have external alterations by way of replacing the garage door with a window that will be similar in appearance to other fenestration within the property. The Lodge is not itself listed but once formed part of the land associated with Northaw Place and is still comprised within the curtilage of the listed building. However, the dwelling is a significant distance from Northaw Place and therefore the external alterations will not have an impact upon the listed building and its setting.

The change of use of the garage to habitable accommodation has been considered under a separate application for a certificate of lawfulness (reference S6/2014/0442/LUP) granted 30 April 2014.

The proposal therefore complies with the NPPF as there is considered to be no impact upon the historic fabric, character and setting of the listed structure.

**9. CONCLUSION:**

The proposal, by virtue of its location being significantly distant from the grade II\* listed building at Northaw Place will not have an impact on its setting or historic features.

Overall, the proposal complies with the aims and objectives of the NPPF in terms of conserving and enhancing the historic environment.

**10. CONDITIONS:**

- 1. C.2.2 - Time limit for commencement of development (LB consent)
- 2. C.13.1 Development in accordance with approved plans/details:  
PL 399-1 received and dated 8 May 2014.
- 3. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction 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 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).

**INFORMATIVE:**

None

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