

Application Number S6/2014/1564/FP

Description of Development Separation of unlisted number 15 Park Street from listed building 7-11 Park Street to create a new dwelling, and installation of gate access to wall and fascia

Recommendation Approval with conditons

Site Designation The site lies within Old Hatfield Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

Relevant planning history

S6/2010/1202/FP - Change of Use from sui generis to C3 (dwellinghouse) – Approve with conditions

S6/2009/0431/DC4 - Conversion of former resource centre into 1 x 2 bed, 1 x 3 bed and 1 x 4 bed dwelling houses. Demolition of side extensions, internal alterations and associated parking and landscaping - Approved (18/8/2009).

Consultations

Welwyn Hatfield Borough Conservation – no written comment. Advice given that the proposal needs to more appropriately reflect the adjoining properties at 7-11 Park Street.

Herts County Council Highways and Welwyn Hatfield Environmental Health – no objection

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
Others H2 – Location of Windfall Development

Main issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment: Although this building is not listed in itself (it existed at the time of listing of the adjoining buildings), it is within the conservation area and alterations would also affect the character and setting of the adjoining Grade II listed buildings. Chapter 12 of the NPPF details with conserving and enhancing a historic asset. Paragraph 131 details the considerations that should be taken account of in

determining applications and paragraph 132 states that great weight should be given to the asset's conservation.

Following the submission of the original application, further information has been supplied regarding the asset and how the works will affect it. Amended details have been provided in relation to the parts of the building that would be most visible, in terms of alterations, comprising the types of windows to be installed and more details on the mullions and transoms. The proposed windows would now more closely reflect the character of the adjoining listed property, thus conserving the asset. The door is to be amended and would have two panes of glass to enable light to reach the hallway. The details of this are also considered would reflect the character of the dwelling. For both of these elements, it would be reasonable to ask for more detailed information to be submitted.

The wall to the side is modern and the provision of a gate to this elevation would not have any impact upon the building/locality's historic character. The internal alterations do not require planning permission (listed building) only and therefore are not considered as part of this application.

Would the development reflect the character of the area?

Yes No N/A

Comment:

Would the development reflect the character of the dwelling?

Yes No N/A

Comment:

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

Would the development provide / retain sufficient parking?

Yes No N/A

Comment: The amount of parking provision required is comparable to when the building was a refuge. No on-site parking is available. There is on-street parking as well as nearby public car parks. The ongoing use of this building, to preserve its long-term use is considered over-rides any potential parking issues that may or may not arise.

Other issues

The principle of residential development was accepted in 2009 under application S6/2009/0431/DC4 when the former building was permitted to be converted into 3 dwellinghouses. Policy since this time at a local level has not changed and at a national level, there is promotion for additional housing. There has been no change within the immediate locality to come to a different decision. The provision across the wider site of 2 residential dwellings (1 additional) is therefore acceptable.

Since 11th January 2012, there has been an article 4 direction covering the whole of Hatfield removing permitted development rights for change of use from C3 (Dwellinghouse) to C4 (Houses in Multiple Occupation). The rationale for the Direction is detailed within the Houses in Multiple Occupation, Supplementary Planning Document, February 2012.

As a result of the Direction, it is considered appropriate and reasonable to include on new housing developments within Hatfield details to inform developers that there is an Article 4 direction a condition to ensure that the development, which has been assessed and determined on the basis of being in C3 use is not first occupied within C4 use, over which the Council would have no control. It is therefore recommended that conditions are attached.

Conditions

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details Site Location Plan 1: 1250 & Block Plan 1:500 & AS/2014/PS1 page 1 of 2 & AS/2014/PS1 page 2 of 2 & AS/2014/PS2 page 1 of 2 & AS/2014/PS2 page 2 of 2 & AS/2014/PS4 page 1 of 2 & AS/2014/PS4 page 2 of 2 and information submitted within statement 'Details to 15 Park Street, pertaining to S6/2014/1564/FP – S6/2014/1568/LB' 10 November 2014
3. C.5.2 – Matching materials
4. C.5.6.3
Prior to any building works being first commenced, detailed drawings of the replacement windows and doors including a section of the glazing bars and frame moulding and clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill details shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained unless otherwise agreed in writing by 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.

5. The development hereby permitted shall be used for Class C3 dwellinghouse[s] only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class I of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority.

REASON: The Article 4 Direction covering Hatfield removes the Class I permitted development rights to move from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4 (Houses in Multiple Occupation) and to enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 1995 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with the Houses in Multiple Occupation

Supplementary Planning Document 2012 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and 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).

INFORMATIVE

1. The decision notice contains conditions which require you to submit information to the local planning authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.

Signature _____

Date _____