

**Application Number** S6/2014/1566/LB

**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

**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.

**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

**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 comprise infilling a former wall between numbers 15 and 11 (there is no 13) and installing a staircase. It is not known at which point the staircase to this property was removed. The details submitted details that pine and plywood would be used for these works, clarification has been sought from the applicant as the use of these materials is not what would normally be expected for such a building.

The additional information, as well as the site visit revealed that the internal quality of this building is such that these materials are typical and likely to have been the type of material used when the building was first constructed in the middle of last century. The additional information has provided sufficient justification to ensure that the works which would affect the setting of the listed building (11) are of an appropriate quality. The proposal therefore complies with requirements of the NPPF.

**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:**

**Other issues**

None

**Conditions**

1. C.2.2 – Time Limit (Listed Building)
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

#### 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).

Signature \_\_\_\_\_

Date \_\_\_\_\_