

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2015/0956/FP

SITE ADDRESS: St Audreys Retirement Home 15 Church Street Hatfield

DESCRIPTION OF DEVELOPMENT: Installation of flat roof with 2no roof lights over existing conservatory following the removal of existing roof

RECOMMENDATION: Approval with Conditions

1. SITE AND APPLICATION DESCRIPTION:

The site contains a large building laid out in a square shape enclosing a small central courtyard. The building has varying roof heights all presenting pitched roofs. The small central courtyard currently contains a conservatory with a pitched hipped roof.

The proposal is for the replacement of the existing conservatory roof with a flat roof containing 2 roof lights. The height of eaves of the current conservatory roof will be maintained, in line with the adjoining pitched roof eaves to the north of the conservatory. To the south the conservatory and flat roof will attach to another flat roof element of the building which has a larger height than the proposed roof.

2. SITE DESIGNATION:

The site lies within an Area of Archaeological Significance Hatfield Conservation Area and the settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

S6/2005/1017/FP - Erection of conservatory A(G) 05/10/2005

4. CONSULTATIONS:

Welwyn Hatfield Borough Council Landscapes Department and Hertfordshire County Council Archaeologist have responded to consultations with no comment. The Welwyn Hatfield Borough Council Conservation Officer provided an observation summarised as follows –

The material for the roofing should be conditioned as lead, or stainless steel coated in zinc or terne. The roof lights could then be slim metal conservation types which are not bulky and ugly like the standard flat roof lights

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Whether or not the scheme incorporates high quality design in accordance with the principles of the Welwyn Hatfield District Plan (2005) and relates to the character and context of the area (D1, D2, Supplementary Design Guidance (SDG) and National Planning Policy Framework (NPPF))
- b) The impact of the proposal on the residential amenity of the adjoining properties (D1 and Supplementary Design Guidance (SDG))

8. ANALYSIS:

- a) Local Plan Policies D1 and D2, alongside the SDG, seek to ensure a high quality of design which relates to the character and context of the dwelling and surrounding area. The policies require extensions to complement and reflect design and character, be subordinate in scale, and not look cramped within the site in regards to bulk. These policies are in line with the NPPF section 7 in that planning should require good design. The NPPF section 12 and section 72 of the listed building and conservation area act outline a clear objective to maintain and manage change to heritage assets in a way that sustains, and where appropriate, enhances the significance of the asset, and putting them to viable uses consistent with their conservation.

A consultation response has been received from the Welwyn Hatfield Borough Council Conservation Area Officer. Upon observation of the building, the officer has recommended that the material of the flat roof should be conditioned as lead, or stainless steel coated in zinc or terne giving way to slim metal conservation type roof lights which are not bulky and ugly like the standard flat roof lights. The applicant has responded to this consultation response accepting the proposed materials.

The proposed development is for the replacement of the existing pitched hipped conservatory roof with two roof lights. The existing building has varied roof heights. Most roofs around the perimeter of the building are pitched roofs. Within the courtyard there is an example of a flat roof extension with a higher height of eaves than that proposed. The materials in terms of the outer walls and windows of the conservatory are not proposed to change.

The proposal does not include the physical extension of the building, representing a reduction in volume by way of replacing a hipped pitched roof element with a flat roof. As such, the proposal does not increase the bulk of the building, and the proposed changes will be subordinate to the host building. Whilst a flat roof addition is not advised with regard to the conservation of the heritage asset, it will be reflective of the existing adjoining flat roof extension to the south of the development. The proposal complies with policy D1, D2, the SDG and the NPPF in terms of good design and, subject to the submission of acceptable roof materials and details of the proposed roof lights, would maintain the heritage asset in a way which sustains their significance.

- b) With regard to the impact on the amenity of adjoining premises, policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property. The impact of the proposed development

should be assessed in regard to loss of day/sun/sky light, whether it is overbearing and will impact on outlook from an adjoining property.

The proposal is enclosed at all sides by single and two storey sections of the building presenting pitched roofs. As a result, there will be no impact from the development in terms of residential amenity of any neighbouring premises.

9. CONCLUSION:

The proposal by virtue of its siting and scale complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and the National Planning Policy Framework 2012 in terms of respecting the amenity of neighbouring premises as well as being of good quality design.

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details 1:1250 Site Location Plan & MMA-STA-01PA received and dated 12 May 2015
PRE-DEVELOPMENT
3. C.5.1 - No development must take place until samples of materials to be used in the construction of the flat roof, roof eaves, verge and abutment -1.5 section details and roof lights hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The development must be implemented using the approved materials. Subsequently, the approved materials must not be changed without the prior written consent of the Local Planning Authority.

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 inspected at these offices).

INFORMATIVES:

None

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