



## **Planning & Heritage Report**

In respect of:

**1,3 & 5 Park Street  
Old Hatfield  
AL9 5AT**

Date:

**September 2018**

Reference:

**EA/AT/2018.007/Rpt01**

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## 1.0 Introduction

1.1 This report is prepared by Emma Adams and Partners Ltd on behalf of Latymer (Land & Property) Ltd in support of an application for the proposed works at 1, 3 & 5 Park Street to provide four residential units.

1.2 The report assesses the proposals in relation to the relevant statutory duties, including the Planning (Listed Buildings and Conservation Areas) Act (1990) in addition to national planning policy set out in the National Planning Policy Framework (NPPF) and the adopted local policy documents including the Development Plan.

1.3 This statement has been prepared in light of the national policy held within the NPPF, which outlines that:

***'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'* (Para 189)**

1.4 This statement should be read in association with the Design and Access Statement, the Viability Assessment, the Heritage Statement Rev B (By Richard Ward-Booth) and Structural Assessment for this application.

1.5 This statement first identifies the site context and heritage assets at *Section 2.0*, followed by *Section 3.0* which outlines and discusses the relevant policies and guidance relating to the proposals.

1.6 The assessment then refers to the significance of heritage assets (set out within the Heritage Statement by Richard Ward-Booth) and assesses the potential for them to be affected by the proposal, this includes consideration of their special architectural and historic interest along with their setting at *Section 4.0*.

- 1.7 At *Section 5.0* the assessment considers the application proposals for this site, whilst finally at *Section 6.0* is a conclusion, where it is concluded that the scheme proposals achieve a quality design which has been informed by, and positively responds to, the history and character of its context. The proposals will not harm the special interest or setting of the heritage assets.

## 2.0 The Context of the Site and Defining the Heritage Assets

### Site Context

- 2.1 The site is located to the north of the town centre, occupying a site presently occupied by a building, car parking and associated modern landscaping.



Figure 1 – Site in Context of Aerial Photograph<sup>1</sup>

- 2.2 The site currently consists of a large property that has been used as offices without parking and only a small space outside for bin stores. The property fronts Park Street and looks towards Fore Street which leads to Hatfield House.

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<sup>1</sup> Image taken from Bing Maps

- 2.3 The site is located within Park Street a predominantly residential street, but also fronts Salisbury Square an area of public realm with both residential and commercial uses.
- 2.4 This property is only a short walk to Hatfield Railway Station and is located within the core of Old Hatfield and is in close proximity to the Great North Road, A1M and strong road networks.
- 2.5 The area to the east of the Great North Road is principally Old Hatfield to the edge of Hatfield House Parkland, the Great North Road and East Coast Mainline Railway create a physical division between Old Hatfield and the wider town of Hatfield.
- 2.6 Hatfield House and its parkland are a strong feature to the east; however, this site has a strong and immediate context within Old Hatfield and its wider relationship with Hatfield House and its estate parkland.



Figure 2 – Site Plan in Town Context<sup>2</sup>

<sup>2</sup> Taken from Bing Maps

## Defining the Heritage Assets

- 2.7 The NPPF defines a 'heritage asset' as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'<sup>3</sup>*

## Designated Heritage Assets

### Listed Buildings

- 2.8 The application site itself is a listed building and there are further listed buildings to the north on Park Street, the majority of the buildings on Fore Street leading to Hatfield House are listed.

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<sup>3</sup> Annex 2: Glossary – National Planning Policy Framework (2018)

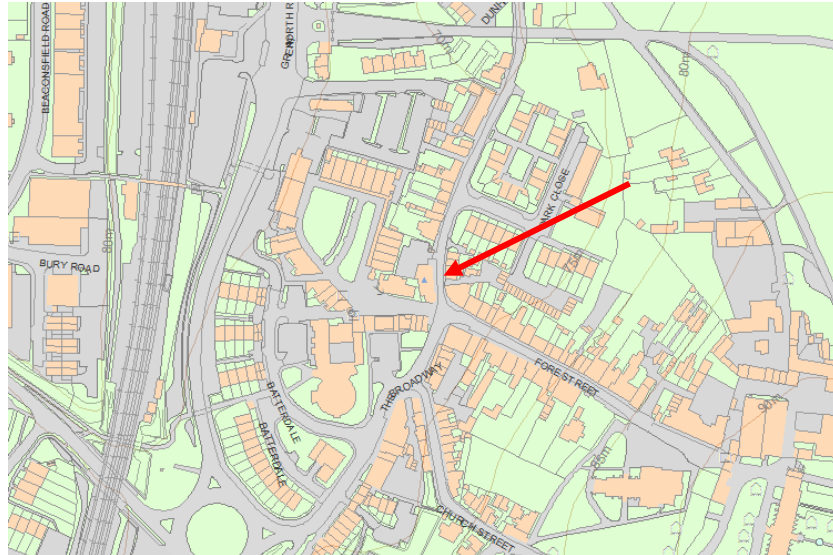


Figure 3 – Extract from the National Heritage List<sup>4</sup>

- 2.9 From analysis on site, it is concluded that the proposals have the potential to affect 1, 3 & 5 Park Street a grade II listed heritage asset and thus this is subject to assessment within this Heritage Assessment, in addition the statutory listing description is included below for completeness<sup>5</sup>;

***'1, 3 & 5 Park Street***

***II***

***Houses and shop. C17 timber frame. Long range with cross wing on S. Roughcast. Plain and machine tile roof. 2 storeys. 2 and 5 windows, left hand end slightly projecting with hipped roof.***

***Ground floor shop with 2 wooden Tuscan columns at door on angle. Right hand part has 2 blank 1st floor windows and raised wall surface below roughcast. Half-glazed***

<sup>4</sup> Extract from National Heritage List mapping - © Crown Copyright. Ordnance Survey 100024900. Use of this data is subject to terms and conditions. | © Historic England.

<sup>5</sup> Such descriptions are for identification purposes only and not an indication of what is significant about the properties.



*door on left with early C19 cut bracketed hood. Tall mid C17 red brick chimney stack towards right with 6 square joined shafts. Late C19 flush sash windows to whole range. Moulded wood cornice.*

**LISTING NGR TL23368 08609'**

**Conservation Area**

- 2.10 The site falls within the Old Hatfield Conservation Area therefore the proposals have the scope to affect the character of the conservation area.

**Scheduled Ancient Monuments**

- 2.11 The National Heritage List was reviewed to identify any Scheduled Ancient Monuments with the scope to be affected by the works, this has identified that there are no Scheduled Ancient Monuments with the potential to be affected by the proposals.

**Registered Parks and Gardens**

- 2.12 A review of the National Heritage List for England identified the registered park and garden of Hatfield House located within the vicinity of the application site. However, as the proposals are almost principally internal, it is considered that there would be no potential to affect this registered park and garden.

**Non-Designated Heritage Assets**

- 2.13 Welwyn Hatfield Council does currently maintain a list of locally significant buildings, noted as being Local Heritage Buildings, however the proposal does not appear to have the scope to affect any such non-designated heritage assets.

## Planning History

- 2.14 1, 3 & 5 Park Street has already been subject to certain applications for its conversion and reutilisation, these are detailed below.

Application Reference No	Proposal	Date	Status
6/2018/0955/PA	Pre-Application Submission: Change of Use form B1 to into 4no residential flats with internal and external alterations	4 <sup>th</sup> July 2018	Written Response Received
6/2017/1368/FULL 6/2017/1369/LB	Change of use of the existing Grade 2 listed building from B1 Office to 4no residential flats (C3) with associated internal and external alterations.	19 <sup>th</sup> January 2018	Refused

## 3.0 Relevant Heritage Planning Policies and Guidance

- 3.1 The application will require consideration against adopted national and local heritage planning policy; this is outlined in brief below.

### Legislative Framework

#### The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the overarching statutory framework.
- 3.3 Section 66(1) of the Act is of relevance due to the proposals location within the setting of a listed building, it places certain responsibilities upon the decision maker as noted below;

***‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’***

- 3.4 The location of the site within a conservation area potentially leads to Section 72 of the Act being relevant, this states:

***‘In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’***

## Relevant National Guidance

### National Planning Policy Framework 2018

- 3.5 The National Planning Policy Framework (the Framework) was published on 27<sup>th</sup> March 2012 and replaced all Planning Policy Statements and Planning Policy Guidance notes. It was further updated, and a new version published on 24<sup>th</sup> July 2018.
- 3.6 The three key dimensions to sustainable development as stated in the Framework are economic, social and environmental. The planning system's purpose is to contribute to these sustainable development aims, and each dimension should be sought jointly and simultaneous through the planning system to achieve sustainable development.
- 3.7 Importantly the NPPF sets out the level of information that would be required in support of applications affecting heritage assets. **Paragraph 189** states:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'*

- 3.8 **Paragraph 190** then sets out the assessment that a Local Planning Authority (LPA) (or in this case that Secretary of State) should undertake when determining applications affecting heritage assets, and states:

*'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

3.9 **Paragraph 192** then confirms the issues that the LPA should take account of when determining such applications; and states:

*'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.'*

3.10 With regard to applications affecting designated heritage assets, **Paragraph 193** states:

*'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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

3.11 **Paragraphs 194-196** then go on to discuss the process to consider applications when it is concluded that harm is caused.

3.12 **Paragraph 200** identifies the opportunity that exists for development within Conservation Areas and World Heritage Sites and/or the setting of heritage assets to enhance or better reveal that setting, it states:

***'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'***

#### **Planning Policy Guidance (2014)**

- 3.13 The Planning Practice Guide (PPG) provides further guidance that has relevance to this assessment, specifically with regards to definition and assessment of setting and the process that should be followed when assessing effect.

***'What is the setting of a heritage asset and how should it be taken into account?'***<sup>6</sup>

***The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework***<sup>7</sup>.

***A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.***

***Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.***

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<sup>6</sup> Paragraph: 013 Reference ID: 18a-013-20140306

<sup>7</sup> The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

**Revision date: 06 03 2014'**

## **Local Policy and Supplementary Guidance**

- 3.14 The following local policy for Welwyn Hatfield Council is a relevant consideration for the application proposals on the site;

### **Welwyn Hatfield District Plan 2005**

- 3.15 The Welwyn Hatfield District Plan was adopted by Welwyn Hatfield Borough Council in April 2005. The majority of the policies were saved in April 2008.

- 3.16 Policies D1 and D2 relate to design and are of relevance to this application, D1 seeks to achieve a high design quality, whilst D2 notes the importance of design taking note of its context.

***Policy D1 - Quality of Design***

***The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.***

***Policy D2: Character and Context***

***The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.***

- 3.17 Policy H2 relates to windfall housing sites and notes;

***'Policy H2 - Location of Windfall Residential Development***

***All applications for windfall residential development will be assessed for potential and suitability against the following criteria:***

***The availability of previously developed sites and/or buildings;***

***The location and accessibility of the site to services and facilities by transport modes other than the car;***



- i. The capacity of existing and potential infrastructure to absorb further development;*
- ii. The ability to reinforce existing communities, including providing a demand for services and facilities; and*
- iii. The physical and environmental constraints on development of land.*

***The development of sites for over 10 units or 0.25 ha that are not listed in Policy H1 will not be permitted if they would result in a significant oversupply of housing in the district. Exceptions will be made in any of the following instances:***

- i. The development provides for local affordable housing needs or other clearly identified local housing needs;*
- ii. The development would contribute to regeneration or the town centre strategies;*
- iii. The development comprises the conversion of an existing building;*
- iv. The development would achieve a clear environmental gain;*
- v. The development would assist in the construction or provision of improved community facilities over and above those that would be required to support the development itself.'*

3.18 Finally, Policy M14 relating to Parking Standards is relevant to the proposals;

***'Policy M14 - Parking Standards For New Development***

***The Council will require parking provision for new development to be made in accordance with the standards set out in the Council's supplementary planning guidance on parking. These standards represent the maximum allowable provision, except for cycle parking and car parking for disabled people where the standards represent the minimum allowable.***

***In urban areas of the district which are accessible by non-car modes, the Council will require parking standards for non-residential development to be reduced below the maximum allowable provision, in line with the methodology set out in the supplementary planning guidance on parking, unless it can be clearly demonstrated that such a limitation to the development would be detrimental to the economic viability of the area. The zones where such reductions will be applied are identified in the supplementary planning guidance.'***

- 3.19 There are also a number of local Supplementary Guidance documents of relevance including, *Supplementary Design Guidance* February 2005, *Supplementary Planning Guidance Parking Standards* Jan 2004 and the *Interim policy for car parking standards and garage sizes* November 2014.

**Draft Local Plan (2013-2032)**

- 3.20 The draft Local Plan is presently moving through the examination stages with no apparent date for adoption identified as yet. Whilst certain emerging policies potentially relate to the proposals, limited weight should be afforded in light of its adopted status.

- 3.21 The potentially relevant policies are as follows; SADM 1 Windfall Sites, SADM 15 Heritage, SADM 11 Amenity and layout, SADM 12 Parking, Servicing and Refuse, SP1 Delivering Sustainable Development, SP4 Travel and Transport, SP9 Place Making and High-Quality Design.

## National Supplementary Planning Guidance

### Conservation Principles (English Heritage 2008)

- 3.22 This document when combined with the definition as held within the NPPF, provides a useful basis for completing an assessment on heritage significance and thus attaching value to the significance of a heritage asset. These are based around an understanding of an asset's evidential, historical, aesthetic or communal value. The aim of this document is to:

*'Set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.'*

- 3.23 According to the document, the value of a place/asset should be assessed according to these four values. These are not discrete, self-contained concepts but overlap and interact to some extent. The assessment will therefore utilise these values when assessing significance within this document.

### The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017)

- 3.24 In March 2015 English Heritage published 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3, it was later revised in July 2015 and then a 2<sup>nd</sup> edition was published by Historic England in December 2017.

- 3.25 This document includes a method for establishing the extent of setting, assessing the contribution setting makes to the significance of a heritage asset and how to determine the effects of a proposal upon setting, and by extension, the significance of a heritage asset.
- 3.26 This document notes that all assets have a setting, however it goes on to note that setting can be positive, negative or neutral, and notes that many settings have changed over time.

***‘Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).’***

- 3.27 The guidance then goes on to identify a checklist process to be followed when assessing potential effects upon setting:

- ***‘Step 1: Identify which heritage assets and their settings are affected;***
- ***Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;***
- ***Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;***

- ***Step 4: Explore ways to maximise enhancement and avoid or minimise harm;***
- ***Step 5: Make and document the decision and monitor outcomes'***

3.28 It is noted that the intention is that the guidance should be read in conjunction with the NPPF, Conservation Principles and other Historic England guidance.

## 4.0 Assessment of Significance

- 4.1 In order to consider the potential effects of the application upon the significance of the heritage assets it is necessary to firstly complete an assessment of the development of the site and the significance of those assets which may be affected in order to provide a framework for consideration. This report is informed by an assessment which has been completed by Robert Ward-Booth and is appendix to this Report.
- 4.2 In April 2008, English Heritage<sup>8</sup> published '*Conservation Principles*' - *Policies and Guidance*<sup>9</sup>, which set out guidance for the sustainable management of the historic environment. The document provides a suggested methodology to assist in understanding and articulating the values of a place, assessing the heritage significance of an asset and the management of change to significant places.
- 4.3 According to the document, the value of a place/asset should be assessed according to four values. These are not discrete, self-contained concepts but overlap and interact to some extent. These values have been adopted for the purpose of assessment as best practice and are: evidential, historical, aesthetic/architectural, and communal.
- 4.4 This assessment process has been undertaken through site visit, documentary sources and photographic details.

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<sup>8</sup> Now Historic England

<sup>9</sup> English Heritage, 2008

## Listed Buildings Overview and Assessment of Significance

- 4.5 This Assessment now considers the listed building which is subject of this application and the potential to affect its heritage significance by the proposals, this includes a brief overview of the architecture along with a summary of significance using the guidance as laid down in *Conservation Principles* as prepared by Historic England.

### Historical Overview

- 4.6 A full and detailed Heritage Assessment (RWB HS) has been carried out by Robert Ward-Booth and this is appendix to this report – it is import that these two reports are read concurrently to elaborate on how the summary synopsis has been reached within this report.

<b>Evidential Significance</b>	<p>The asset remains as evidence of its evolved formation from a collection of buildings into one property. The property was heavily refurbished in 1975 by the Commission for the New Towns which involved substantial structural changes to the basement area along with significant elements of rebuild and replacement of substantial sections of the ground floor structure – it is likely that the unification of the property into one building occurred at this time.</p> <p>There is significant evidence of timber framing of various periods from 17<sup>th</sup> century onwards, the property has four distinct phases as detailed in RWB HS along with elements of demolition in 1970 to the north side of the property to create a car park for the office building.</p>
<b>Historical Significance</b>	<p>The asset has historical significance both for its social history associated with the area, but also the historical significance of the vernacular architecture used in the different phases of the building.</p>
<b>Aesthetic/Architectural Significance</b>	<p>The asset has aesthetic and architectural significance due to its vernacular architecture and evolved periods of construction.</p>

<b>Communal Significance</b>	The asset has a degree of communal significance shared with the immediate context of Park Street and Fore Street (leading to an entrance to Hatfield House). The property is at a strong visual point at the junction of these two historic streets, whilst the spatial relationship is eroded to the north and west of the site.
<b>Summary of Significance</b>	The asset has significance of a number of levels including its evidential form, architecture and history forming a feature both in terms of its architecture but also its social history within the town of Hatfield.

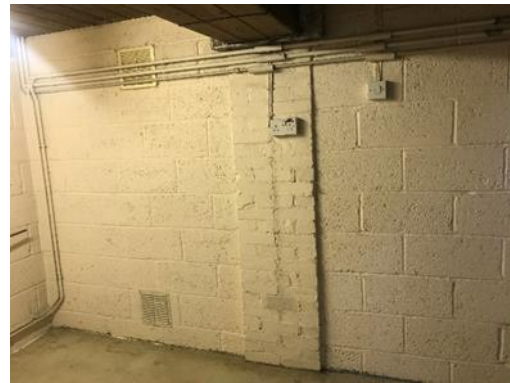


Figure 4 – Areas of 1970's refurbishment works

## Assessment of Setting Relationships

4.7 As noted above the application is for principally internal works, with minimal external works limited to the list below:

- The removal of the modern metal external fire staircases
- The replacement of the later shopfront
- The replacement of the poor modern fenestration
- The blocking of the functional use of a doorway albeit without any external physical change
- The alteration of 1no already altered window (now sash) to form a doorway,



- 4.8 The application site is located within the Old Hatfield Conservation Area, unfortunately no Conservation Area Appraisal currently exists, however the significance of the conservation area in the context of the application site is considered below.
- 4.9 The application site is located centrally within the conservation area, fronting onto Park Street and at the junction with Fore Street; Fore Street is the key focal street ascending to St Etheldreda's Church and Hatfield House.
- 4.10 There is a mixture of modern and old buildings to the south of the site, Church Street, Fore Street and Park Street (excluding Park Close) being more traditional in form. The area of Batterdale has modern development that responds to the road layout to this area. The topography ascends towards Hatfield House and its parklands from The Broadway and Park Street.
- 4.11 The proposed works to 1, 3 & 5 Park Street are principally internal, however there are some positive changes to the external arrangement such as the removal of two modern metal fire escape stairs, the replacement of some of the modern fenestration and the installation of a more carefully designed shopfront window. These changes proportionately will have little effect on the character of the conservation area and merely reflect the further evolution of this building in its next form and use.
- 4.12 The physical changes proposed are minimal and will not impact on the character of the conservation area. The reuse of this building for residential use will create a sustainable activity to the building and functionality that has previously been lacking allowing the property to play an active role within the street scene and positively contribute to the function of the towns conservation area.

## 5.0 Assessment of the Application Proposals

5.1 Following a Pre Application submission and meeting on site with Sarah Madyausiku and Tim Murphy, it was confirmed that a viability assessment had been carried out (and would accompany any resubmission) hence we knew that the only viable option for this restricted site, without parking or garden area is the subdivision to create 4no apartments.

5.2 A thorough assessment of 5.no options has been considered and evaluated by Brasier Freeth LLP and these assessments confirm the summary assessment conclusions above, the configurations that have been considered are as follows:

- Option 1D – terrace of 4no houses,
- Option 2D – Terrace of 3no houses
- Option 3D – 2no semidetached houses
- Option 4D – 1no house and 2no flats
- Option 5D – 4no apartments / flats

5.3 In addition to this further Viability evidence base, the physical constraints of the site also inhibit alternative options for reuse:

- the site does not have any parking,
- it has minimal outside space (for use to service the building (refuse etc),
- it has a very substantial staircase to the rear of the property (all other staircases have already been removed)

5.4 In addition to the Viability Assessments that have been carried out, the structural concerns for this building have been assessed and will require significant works to stabilise and remedy some very dubious historic repairs, especially to the basement

area and stairwell. A report from a conservation structural engineer is appended to the application.

## Pre Application Key Points

- 5.5 The proposals have been very carefully considered to minimise alterations to this building and we have adopted the approach and specific points discussed on site and within the Pre Application response, we will cover these individually.

***New Internal partitions should be constructed of an appropriate material which enhances significance. You are advised against plasterboards. Reversible Plank and Muntin might be one solution – particularly in the bathroom/bedroom divisions at the rear of the property.'***

- 5.6 The new partitions are proposed to be constructed a natural wood wool fibre board finished with a lime plaster.

***It is recommended that you carry out opening up works to proposed bedroom one in the ground floor flat where a proposed new door is locations to ascertain the fabric which would be impacted'.***

- 5.7 This area currently consists of a modern stud infill partition anticipated to be part of the 1970's works to the building, there is not loss of heritage significance between these Bedroom 1 and the kitchen area in Unit 2.

***'The blocking of the ground floor external door is harmful and this should be retained'.***

- 5.8 Agreed - It is proposed to retain the door in-situ albeit as a permanently closed doorway.

***‘The opening up of a new door at ground floor would require a high bar justification which would need to be realised by a wider successful scheme. The insertion of an external new door is the most harmful element of the proposal as is the ground floor partition in the proposed entrance hall.’***

- 5.9 We have moved this opening to the middle window as discussed on site, this will allow a greater area in front of the fireplace.
- 5.10 We have found further evidence (emailed on 26/06/18) that confirms that the last 3.no sash windows before the crank in the building are not the original format of this building, indeed the three no sashes and the door within the cranked section have all had different configurations over time – see below.
- 5.11 Focusing on the last four ground floor openings to the RHS of this building, if we number them 1 – 4, no 1 being the first of the 3no sashes and no 4 being the door in the cranked section we can be clear about which openings we are talking about.



Figure 5 – Current view of the front of the property in question

5.12 The photograph above should be compared with the historic photograph below;



*Figure 6 – Historic image (no 1) showing a shopfront to the sash 1 & 2 and a doorway to Sash 3 and a sash window in the current doorway 4.*

*Also note the blind window to what is currently a sash in the first floor*

5.13 In addition, the photograph below shows more evidence of the changes encountered at the corner pivot point of the property.



Figure 7 – Historic image (no 2) showing sashes in openings 1 & 2, a doorway in opening 3 and a sash in opening 4



Figure 8 – Historic image (no 3) showing a shop front to opening 1 & 2 a doorway to opening 3 and window to opening 4.<sup>10</sup>

5.14 In summary therefore the Historic Images above illustrate the following;

Opening - Form and Function	Evidence attached
<b>Opening no 1</b> was a shopfront, now a sash	Historic Images 1, 2 & 3.
<b>Opening no 2</b> was a shopfront, now a sash	Historic Images 1, 2 & 3.
<b>Opening no 3</b> was a door, now a sash	All historic images show this as a door – current arrangement it is a sash.

<sup>10</sup> Taken from Tempus Oral History Series Hatfield Voices from the 50s and 60s

Opening - Form and Function	Evidence attached
<b>Opening no 4</b> was a window, now a door	All historic images show this opening as a window - the current arrangement is as a door.
That there was a shopfront to sashes no 1 and 2 to the ground floor (when looking at the building)	Historic Images 1 & 2
That the opening (sash) no 3 was a doorway	Historic Images 1, 2 & 3.
That the right-hand door to the cranked section was a window and is now a doorway	Historic Images 1, 2 & 3.
That the large parcels / bales are sitting of a cellar access that went under the bow shop windows cill	Historic image 1 - This corresponds to the shoot configuration within the basement.

5.15 This therefore demonstrates that the configuration of these openings has changed over time, the sash windows are not original and the wall below the cill is relatively modern also, as the bow shop front (historic image 1) shows access to cellars below the bow shop front, in historic image no 2 the cill level is lower than the cill level of the sash windows that are currently installed.

5.16 The formation of a doorway to opening no 2 is a further reformatting of a collection of openings that have already changed configuration many times.

### **The partition wall to the Entrance Hall**

5.17 The location of this partition wall has been amended to sit over the cellar wall, this allows the entrance hall a greater scale and to be retained as a room. The proposal is that this wall will have timber panelling fitted as detailed in drawing 16\_372/118A and can be reversible. It is also proposed in this area to remove the modern cellar access to this room and to repair the floor accordingly to allow a complete timber floor.

5.18 Part of the north side of the property was demolished in the 1970s to create an access for the office car park to the rear, this has significantly eroded the heritage significance to the northern part of this building.

***‘The new door in the first floor hallway would result in an adverse impact on the historic fabric, if this door is fundamental to the success of a suitable scheme (securing optimal viable use), it is recommended that this is a “jib” door’.***

5.19 This is agreed and demonstrated in drawing 16\_372/117B – please note that the door location has been reconsidered and the current arrangement is a more succinct lobby detail to Bed 2 / Office.

5.20 This simplified lobby has been replicated in Unit 1 – Home Office / Bedroom 2.

***‘Details will be required for fire proofing, sound proofing, insulations and any further finishes at application stage as these have potential to cause unacceptable level of harm’.***

5.21 A full set of drawings specifically to cover these points has been included within the submission pack 16\_372/120A,121B, 122B & 123B.

5.22 All linings have been amended to ensure all steps within the built form are followed, the party wall from Bedroom 1 (unit 1) to the main stairwell has been amended to retain the unaltered surface to Bedroom 1 being a more principal room.

5.23 The linings to the external walls have been removed where panelling is located.

## **Parking**

5.24 The proposal introduces a scheme which has no effect upon the highways layout and integrates itself with the architecture of surrounding townscape.

5.25 This site in its existing office use does not have any parking, there is limited outside space, the removal of the external fire escapes does help, however this small



courtyard will accommodate bin storage as well as cycle storage. It is proposed to create a number of cycle spaces within this area.

- 5.26 Please note that the external fire escape (to be removed) from Bed 1 in Unit 4 exits onto land that is not part of this property.
- 5.27 We would strongly argue that the site is in a town centre and extremely sustainable location, with great links to public transport.
- 5.28 The site is located within 5 minutes' walk to the train station and Hatfield town centre with its shops and restaurants, therefore the site is in walking distance to the local amenities, in addition there are many town centre car parks within the vicinity of the site.

## 6.0 Conclusion

- 6.1 This report and the associated assessment identifies and assesses the significance of the heritage assets which have the potential to be affected by the application proposals. This process has been undertaken above and the associated impacts of the works considered in detail.
- 6.2 The proposal utilises a high quality of design which works with the building and its surrounding character and context and thus adheres to policies D1 & D2 of the District Plan.
- 6.3 The scheme fully addresses the matters raised at the pre-application stage, these have been considered at length above.
- 6.4 The significance and setting of the assets with the potential to be affected has been considered in detail, it is concluded that in the case of 1, 3 & 5 Park Street the proposals preserve what is significant about the heritage asset, addressing all concerns raised by the Council at the pre-application stage to present a well evidenced and sensitive rehabilitation and conversion scheme.
- 6.5 The application site is in the conservation area, the proposal has minimal external change and addresses the significance of the conservation area, reflecting the historic urban grain, reintroducing a spatial and aesthetic engagement that is absent from the present arrangement.
- 6.6 Therefore, the proposals will not cause detriment to the special architectural or historic interest of the listed building (including its setting) and will preserve the character and appearance of the Hatfield Conservation Area.

- 6.7 The proposals will therefore preserve the significance of these designated heritage assets in accordance with the NPPF. The proposals therefore comply with the duties of the 1990 Act and meet the policy objectives of the NPPF and in so doing accord with national policy requirements. In addition, they address local policy considerations, for the reasons as outlined in detail above.