

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Old Vicarage"/>
Address Line 1	<input type="text" value="Vineyards Road"/>
Address Line 2	<input type="text" value="Northaw"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Potters Bar"/>
Postcode	<input type="text" value="EN6 4NZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="527883"/>	<input type="text" value="202358"/>

Description

Substantial detached house, originally the old rectory to the adjacent church- St. Thomas a Becket Church.

Applicant Details

Name/Company

Title

Mrs and Mr

First name

Susan and Sam

Surname

Fuller

Company Name

Address

Address line 1

The Old Vicarage,

Address line 2

Vineyards Road

Address line 3

Northaw

Town/City

Potters Bar

Country

Postcode

EN6 4NZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposal is for a single storey rear extension to a elegant grade II listed property. The design is of a traditional Georgian style orangery garden room, appropriate for the original architecture and age of this property. The new room is accessed from the existing kitchen, which is relatively small for a building of this size and provides a dedicated dining space for the property. The new dining garden room will be part brick, part timber construction, with a flat roof and roof lantern. The new bricks will be sourced to match with the original building. The existing double garage is reduced to a single to enable the extension. There is ample off street car parking on site.

The existing rear opening from the kitchen into the garden becomes the new access to the garden room. There is therefore minimal intervention with the original architecture.

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

PR051_PL02A_OldVicarage_Prop GF 50.pdf

The drawing listed above- the proposed ground floor plan- shows the minor demolition works required for the proposal. This is limited to 2 single storey rear walls and pitched tiled roof at existing back door of the property. This back door with projecting small corner lobby space is not visible from public view, and does not line up with any architectural symmetry of the property. It is likely a latter addition. The demolition is required to enable the new garden room to be functionally large enough and stand grand, worthy of it's context.

To compare the existing and the proposed please refer to the survey ground floor plan PR051_S02B-OldVicarage_Survey GF50.pdf and the existing and proposed elevations: PR051_S09_OldVicarage_Survey Elevations 100.pdf & PR051_PL09_OldVicarage_Proposed Elevations.pdf.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Imperial Georgian red Brick, with varying gradients lighter and darker running through

Proposed materials and finishes:

superior quality bricks to match the existing size, colour and texture finish- brick librarian to be consulted to get best match possible

Type:

Windows

Existing materials and finishes:

White painted timber Georgian sash windows

Proposed materials and finishes:

Hlgh quality Georgian style timber double glazed windows and french doors to match original features.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

2m brick garden wall, at angle to the property between the garage and the property

Proposed materials and finishes:

New 2.2m brick garden wall (parallel with the building - up to the new reduced garage) with arched gateway to provide adequate access into/ out of garden, to be centered of the orangery side window to frame a view into the small courtyard. Brickwork will be matched with the existing throughout and courses and detailing will be matched through to add depth of character and features.

Type:

Roof covering

Existing materials and finishes:

There are sections of flat parapet roof within the property- with leaded flashings and rainwater hoppers

Proposed materials and finishes:

The new orangery will have a flat parapet roof design. The Orangery is to be detail designed and built by high quality UK specialist manufacturer Westbury Garden Rooms. They are specialists in Georgian style orangeries and timber glazing- depicting quality details and workmanship of the past. Their timber, glazing and roofs are guaranteed and robust products, case studies show a large selection of these sited alongside, complimenting listed buildings.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan= PR051_L01_OldVicarage_Location Plan 1250.pdf
Survey Site Plan= PR051_S01B_OldVicarage_Survey Site 100.pdf
Proposed Site Plan = PR051_PL01A_OldVicarage_Prop Site 100.pdf
Survey Ground Floor Plan= PR051_S02B_OldVicarage_Survey GF 50.pdf
Proposed Ground Floor Plan=PR051_PL02A_OldVicarage_Prop GF 50.pdf
Survey Roof Plan= PR051_S04B_OldVicarage_Survey Roof 50.pdf
Proposed Roof Plan= PR051_PL04A_OldVicarage_Proposed Roof 50.pdf
Survey Elevations= PR051_S09_OldVicarage_Survey Elevations 100.pdf
Proposed Elevations= PR051_PL09_OldVicarage_Proposed Elevations 100.pdf
PR051_OldVicarage_D&A_revA.pdf

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Large Yew tree_ with TPO marked on site plan
220301_PR051_P01_Site100.pdf

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Emails sent from agent to planning dept. 20/01/22 and 28/02/22 requesting information on the property- any previous applications not publically available and any further information regarding the listing of the property. The duty officer Therese Walker, advised only two applications are listed on the property S6/2000/1302/FP and E6/1965/1814. There is evidence on the building (marks on the external brick walls) and photographic evidence the owners hold that show the property originally had a larger footprint and was larger towards the east. This east wing may have been demolished during the large scale development of 11 houses on the original site in 1965.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Mint

Surname

Findlay

Declaration Date

28/02/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mint Findlay

Date

04/03/2022