

**WELWYN HATFIELD BOROUGH COUNCIL  
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

**DELEGATED APPLICATION**

**Application No:** 6/2016/0153/HOUSE  
**Location:** The Lodge, 2, Northaw Place, Coopers Lane, Northaw, Potters Bar, EN6 4NQ  
**Proposal:** Replacement of existing timber fence along Coopers Lane with new timber acoustic fence  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/0153/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises the house and grounds of The Lodge, at No 2 Northaw Place, Coopers Lane, Northaw. The site is washed over by Green Belt as are the surrounding sites.</p> <p>The Lodge lies within the grounds of Northaw Place, a Grade II* Listed Building. Northaw Place has been subdivided and converted into residential units. The vehicle access to the Lodge has been re-routed so that it now has its own grounds and driveway off the main drive and gated entrance from Coopers Lane.</p> <p>The Lodge is a detached building in residential use, which is set in 8m from the eastern site boundary with Coopers Lane, which runs north to south for about 150m.</p> <p>The boundary is marked with a 1.5m high, close-boarded wooden fence set back from the carriageway by a 2m strip of verge. The fence is loosely boarded and leaning over in places. The verge is grassed and contains some shrubs.</p> <p>About a third of the way down this boundary line from the north end of the site there is an electricity sub-station, which is in a fenced enclosure and is positioned just to the south of the Lodge house. Between the existing fence and the house is a line of mature conifer trees approximately 6m tall.</p> <p><u>Proposal:</u></p> <p>Full planning permission is sought for replacement of the existing 1.5m high boundary fence with a 2m high soundproof, soft wood timber fence for the 50m stretch from the sub-station to the northern edge of the site.</p> <p>The boundary to the substation would be left in situ.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING Garden walls on S side of Northaw Place. (69m away)</p> <p>LBC - LISTED BUILDING House Grade II* (Northaw Place). Formerly residential school. Circa 1690. (80m away). Northaw Lodge is not listed itself.</p> <p>LBC - LISTED BUILDING House. Built 1749, facings and other masonry (90m</p>

	<p>away</p> <p>GB – Greenbelt – washed over</p> <p>LCA - Landscape Character Area (Northaw Common Parkland)</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>ROW - FOOTPATH (NORTHAW 004) 56m to north of site.</p> <p>WARD - NORTHAW AND CUFFLEY</p>		
<b>Relevant planning history</b>	<p><u>Application site:</u></p> <p>S6/1999/0097/FP – Erection of trellis fence max height 1.5m high on north, west and south boundaries of garden (setting of Listed building Northaw Place). Granted 15.3.1999.</p> <p>S6/1998/0937/LB - Erection of a rear conservatory, two storey side extension and first floor rear extension. Granted 30.11.1998.</p> <p>S6/1997/909/LB &amp; 0910/FP - Erection of two storey side extension and first floor rear extension. Granted 15.12 1997. Not implemented.</p> <p>S6/1989/0800/FP - Erection of single storey building to house indoor swimming pool. Refused 10.11.1989.</p> <p>S6/1988/0859/FP – Erection of a rear conservatory. Granted 30.11.1998</p> <p>S6/1982/0021LB &amp; 0020/FP – Two storey extensions. Granted 18.2.1982. Not implemented.</p> <p><u>Adjacent site Northaw Lodge:</u></p> <p>S6/1989/0474/FP – Erection of two dwellings. Refused.</p> <p>S6/1988/0293/FP – Erection of three detached dwellings. Refused.</p> <p>S6/1988/1249/FP – Subdivision of Northaw Place.</p> <p>S6/1987/0274/DE – Erection of 5 dwellings (details). Withdrawn.</p> <p>S6/1986/0971/FP &amp; S6/0970/LB – Change of Use from Institution to 4 dwellings (Northaw Place)</p> <p>S6/1985/0368/LB &amp; 363/FP – Northaw Place subdivision into six dwellings and extend lodge house.</p> <p>S6/1980/0369 - Conversion into 10 residential units. Granted.</p> <p>S6/1982/0120 – Change of use from institutional to office. Refused.</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>			
<b>Summary of neighbour responses</b>	None		
<b>Northaw and Cuffley Parish</b>	No objection		

<b>representations</b>	
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Jason Grocock (see above)</li> <li>2. Councillor George Michaelides – no response</li> <li>3. Councillor John Nicholls – no response</li> <li>4. National Grid - no response</li> </ol>
<b>Relevant Policies</b>	
NPPF D1 D2 GBSP1 GBSP2 M14 Others Supplementary Design Guidance 2005	
<b>Main Issues</b>	
<b>Design (form, size, scale, siting) and Character (appearance within the Green Belt and streetscene)</b>	<p>Policy RA4 (Replacement Dwellings in the Green Belt) requires replacement structures to not have a greater visual impact in terms of prominence, bulk and design on the character appearance and pattern of development of the surrounding countryside. They should also accord with the design policies of the Local Plan and SDG.</p> <p>Policy D1 (Quality of Design) of the Local Plan 2005 requires new development to be of a high quality and to incorporate the design principles of the Local Plan and the Supplementary Guidance.</p> <p>Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. They should maintain and, where possible, enhance or improve the character of the area.</p> <p>The existing fence is soft wood, 1.5m high, close boarded and weathered in appearance. It appears to have been in place for many years and is now in a deteriorating state. The proposed fence would also be soft wood, close boarded and pale in colour. The difference is that it would be 2m high and constructed more solidly with a top plank to help support the soundproofing material behind the timber frontage.</p> <p>This section of Coopers Lane is fenced on both sides and properties are set back from the road and/or screened by mature vegetation. The exception is the entrance to Jupiter (at the entrance to Northaw House) which is more open. However, Jupiter’s side boundary along Coopers Lane, opposite the application site, is marked with a 2m high hedge and mature deciduous trees.</p> <p>The proposed fence would replace a 50m stretch of the existing one. The height would be increased by 0.5m (33.3%) to 2m. However, the fence would be built of similar materials and in a similar style to the existing one and be set back behind the existing verge, which varies in depth from 2m to 3.5m. Given the proposed design, materials and set back from the carriageway, the increase in height would not be unduly dominant in the street-scene or significantly affect the open nature of the Green Belt in this location.</p> <p>The proposal would be in accordance with the Policies of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.</p>
<b>Impact on neighbours</b>	<p>The nearest neighbouring properties are at Jupiter, opposite, at Just House to the North (50m) and Northaw Place to the west (50m). The proposed fence would be positioned along the boundary with Coopers Lane some distance from the boundaries with neighbouring sites and would not adversely affect the living conditions at those properties.</p>
<b>Access, car parking and</b>	<p>No alterations to access or parking.</p>

<b>highway considerations</b>	
<b>Landscaping Issues</b>	<p>Policy L8 of the Welwyn Hatfield District Plan 2005 requires all development to include landscaping as an integral part of the overall design and existing trees should be retained or replaced.</p> <p>The land in front of the fence is Highway Verge and not part of the application site. The existing grass would remain. An informative shall be added to any decision advising that the verge should be reinstated should the development affect it.</p> <p>The conifer trees behind the existing fence will require pruning to raise the canopy to clear 2m. The trees provide valuable screening between the road and the site behind and make a valuable contribution to the rural appearance of the Green Belt. However, the trees are several metres high so that raising the canopy should not adversely affect their health. A condition requiring the trees to be retained can be added to any planning decision.</p>
<b>Any other considerations</b>	
<b>Conclusion</b>	
The proposal, subject to a condition over retention of the trees, would be in accordance with the Policies of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.	

**Conditions:**

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

PL512-1 received and dated 8.2.2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The conifer trees located inside and adjacent to the boundary fence shall be retained. Should any part of the tree line die, be removed or become seriously damaged or diseased, it shall be replaced during the following planting season by trees planted in accordance with a specification previously approved in writing by the Local Planning Authority.

REASON: To protect the existing planting in the interests of visual amenity in accordance with Policies D8 and RA4 of the Welwyn Hatfield District Plan 2005.

1. REASON 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).

**Informatives:**

1. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

2. It is an offence under Section 137 of the Highways Act 1980 for any permission, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

**Determined By:**

Mr A Mangham  
1 April 2016