

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

DELEGATED APPLICATION

Application No: 6/2016/0796/HOUSE
Location: The Limes, 51 High Road, Essendon, Hatfield, AL9 6HS
Proposal: Erection of greenhouse following demolition of existing greenhouse
Officer: Mr A Mangham

Recommendation: Granted

6/2016/0796/HOUSE

Context			
Site and Application description	<p>Erection of greenhouse following demolition of existing greenhouse.</p> <p>The Limes is a listed building with an early C19th front but probably to an earlier timber framed house. The existing green house, part demolished, is within the curtilage and appears to be part of an earlier longer range built against the old brick boundary wall. This larger range appears on the early OS maps 1887-1903. Therefore the structure is effectively listed because it is in the curtilage, pre-1948 and was built to be subservient to the listed building.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: ESSN;</p> <p>LBC - LISTED BUILDING House - early C19 front, probably to an earlier</p> <p>LBC - LISTED BUILDING Garden walls - formerly kitchen garden. Large</p> <p>LBC - LISTED BUILDING House - Mid C19 front to timber framed range of</p> <p>GB - Greenbelt</p> <p>LCA - Landscape Character Area (Little Berkhamsted Settled Plateau)</p> <p>PAR - PARISH (ESSENDON)</p> <p>Ward6 - Brookmans Park & Little Heath</p>		
Relevant planning history	<p>Planning</p> <p>Application Number: 6/2016/1604/LB Decision: Undetermined</p> <p>Proposal: Erection of greenhouse following demolition of existing greenhouse</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	<p>Site Notice Display Date: 14 June 2016</p> <p>Site Notice Expiry Date: 5 July 2016</p> <p>Press Advert Display Date: 1 June 2016</p> <p>Press Advert Expiry Date: 15 June 2016</p>		

Summary of neighbour responses	<ul style="list-style-type: none"> • Mr S Cadisch, The Vines • Comment: It is intended that the proposed structure may be built against a very old, delicate listed wall which is owned by me. No detail has been given with regards to intended fixing methods near or to this party wall nor on any foundations close to it which may affect its strength or stability. • I request that a full structural survey should be carried out to determine the viability, disruption or damage potential to the listed wall as well as a detailed plan of all structural construction issues relating to same.
Town / Parish representations	None.
Consultees and responses	<p>Andrew Robley (WHBC Conservation Officer)</p> <p><i>Comment 1: The structure is effectively listed because it is in the curtilage, pre-1948 and was built to be subservient to the listed building. There should be a listed building application and within this there would have to be measured survey drawings of the existing structure a heritage/D&A statement describing the historic/architectural interest (or not) of the structure and reasons why demolition is required. I would advise that we are not in a position to determine the planning application and definitely not to approve it. In giving this advice I have referred to the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134; The PPG 2014, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Note 1 , Local Plan R22, R23, R25, Emerging Core Strategy CS11; The Planning(listed buildings and Conservation Areas)Act 1990.</i></p> <p><i>Comment 2 (After receiving the LB Application, and whilst not part of the planning submission gives the LPA the information to now consider the determination of the planning application):</i></p> <p><i>The applicant informed me that the existing green house was taken down 2 months ago. However, he also informed me that it was put up in the 1970s (ie before the building was listed but that the brick base is original and this has not been demolished . The Heritage Statement confirms this and gives additional information . However, it erroneously states that there are no original heating pipes present, whereas in fact there are. The proposed drawings are more detailed than those submitted with the planning application but it is frustrating that apart from the abutment detail to the existing high wall the large scale details are just of sections of components and do not show the assembled details which are what we need. Therefore I will still have to advise that you add conditions to cover that. The glazing bars at 32mm look too wide to me they should be reduced to say 22mm, which is more typical of the main building, unless the green house company advise that this is not possible. What is clear is that the roof glazing would be aluminium, although the applicant described it to me as timber. However, given that the green house that was taken down was a 1970s construction, it would be reasonable to accept aluminium for this exposed element. The old heating pipes should be retained as they are part of the original C19th greenhouse, this could be by condition but the ground floor plan should be amended to show this as well to avoid contactors removing them by mistake.</i></p> <p><i>I would advise that the proposals would not harm the setting of the listed building or the character and appearance of the curtilage listed boundary wall and the base walls of the former greenhouse, or the character and appearance of the conservation area and would therefore conform to the NPPF 2012 ,</i></p>

	<p>paras 7, 8, 9 , 131, 132, 134; The PPG 2014, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Note 3 , Local Plan R22, R23, R25, Emerging Core Strategy CS11; The Planning(listed buildings and Conservation Areas)Act 1990 .</p> <p>Conditions:</p> <p><i>Prior the commencement of any works on site, precise details of the following should be submitted to and approved in writing by, the local planning authority:- a all the green house assembled framing at a scale of not less than 1:5 including doors but 1:2 for the windows, b) the junctions of the greenhouse with existing walls, including flashings, min. scale 1:5 (the abutment of the roof to the existing boundary wall has already been supplied.) : c) retention and repair of existing walls- written details either on the proposed drawings or referencing to them, including the use of lime mortars where required. C) retention of the old heating pipes and any repair to them .</i></p> <p><i>Also the standard materials condition that requires submission of samples.</i></p> <p>Councillor Stephen Boulton - no response Councillor John Dean - no response Councillor Jonathan Boulton - no response</p>
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable):	
Any other issues	Whilst the scheme presented would maintain acceptable levels of amenity/living conditions currently enjoyed by the occupiers at the adjacent property at The Vines, an informative is recommended in respect of the Party Wall Act legislation to address concerns expressed by adjacent occupiers in

	attaching to this fixture. With regard to the foundation design issue highlighted the submitted plans indicate no new foundations with the wall to be built from an existing masonry base.
Conclusion	
The proposed development would respect the character of the area, reflect the design of the host dwelling and maintain the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and the National Planning Policy Framework 2012.	

Conditions:

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

E3200 'Floor Plan' & E3200 'Gable Elevations' & E3200 'Side Elevation' & E3200 'Sketch' received 21 April 2016 & Site Location Plan received 12 May 2016 & 12 'Section E-E' & 13 'Beading Detail' received 30 September 2016.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

1. POSITIVE AND PROACTIVE STATEMENT

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 Council's website or inspected at these offices).

Informatives:

1. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

3. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

Determined By:

Mrs L Hughes
20 October 2016