

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2016/0995/FULL
Location: Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6
 4DG
Proposal: Erection of single storey rear extension and internal alterations
Officer: Mr S Dicocco

Recommendation: Granted

Context	
Site and Application description	<p>The site contains the large, grade II listed country house formally known as The Hook House. Now known as Oshwal House, Hook House was a Regency Period building, begun in 1839 of white painted stucco and generally with low-pitched slate roofs. The North elevation was partly extended in the late C20th with a single storey flat roofed part and a two storey pitched roof element.</p> <p>The wider site has been extensively developed, and now hosts a large car park, community centre, storage outbuildings, two storey external air conditioning unit, a children's play area and associated toilet block as well as a temple.</p> <p>The proposal follows a previous approval referenced S6/2012/2549/FP which allowed "a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area". The proposed development would be in the same location, with a different design and of a slightly greater size.</p> <p>Following negotiation and amendments, the proposed extension would host a low degree pitched roof behind a parapet wall as well as a chimney on the west elevation. The extension would be attached to the host building through a glazed link to the existing dining area, and be utilised to extend the existing dining area and provide a re-located kitchen area. The height of the parapet would be slightly below the existing band within the host building, and the windows would be reflective of the host building at ground floor level in height and width were not providing patio-style access and egress from the extension.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING House 1839 Asymmetrical Tuscan Style villa</p> <p>GB - Greenbelt</p> <p>LCA - Landscape Character Area (Northaw Common Parkland)</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Ward6 - Northaw & Cuffley</p>
Relevant planning history	<p>Application Number: S6/1979/0689/ Decision: Granted Decision Date: 29 November 1979</p> <p>Proposal: Change of use from residential to spiritual, cultural and leisure activities of a religious body</p>

<p>Application Number: S6/1980/0046/ Decision: Granted Decision Date: 20 March 1980</p> <p>Proposal: Extension and conversion of outbuildings to community buildings</p> <p>Application Number: S6/1980/0692/ Decision: Granted Decision Date: 30 October 1980</p> <p>Proposal: 9ft high brick wall</p> <p>Application Number: S6/1984/0352/ Decision: Granted Decision Date: 03 August 1984</p> <p>Proposal: Single storey extension and alterations</p> <p>Application Number: S6/1984/0353/LB Decision: Granted Decision Date: 05 September 1984</p> <p>Proposal: Demolition of first floor extension, erection of single storey extension and alterations</p> <p>Application Number: S6/1986/0234/FP Decision: Granted Decision Date: 16 May 1986</p> <p>Proposal: Demolition of existing outbuildings and replacement with new community building in association with use of Hook House</p> <p>Application Number: S6/1988/1057/FP Decision: Granted Decision Date: 03 March 1989</p> <p>Proposal: New car park for 117 car parking spaces</p> <p>Application Number: S6/1991/0032/FP Decision: Granted Decision Date: 12 April 1991</p> <p>Proposal: Provision of children's play area</p> <p>Application Number: S6/1992/0680/FP Decision: Granted Decision Date: 18 February 1993</p> <p>Proposal: Erection of toilet block to serve children's playground</p> <p>Application Number: S6/1996/0503/FP Decision: Granted Decision Date: 02 August 1996</p> <p>Proposal: Extension to Assembly Hall to provide toilets at first floor and foyer to ground floor</p> <p>Application Number: S6/2001/0038/FP Decision: Granted Decision Date: 09 March 2001</p> <p>Proposal: Extension to form roof over existing concourse area</p> <p>Application Number: S6/2001/1202/FP Decision: Granted Decision Date: 21 January 2002</p> <p>Proposal: Erection of extension to assembly hall to provide toilets at first floor and foyer to ground floor. (renewal of planning consent S6/0503/96)</p> <p>Application Number: S6/2004/0180/FP Decision: Granted Decision Date: 01 April 2004</p> <p>Proposal: Erection of two external air conditioning units</p>

	<p>Application Number: S6/2003/1587/FP Decision: Granted Decision Date: 12 May 2004</p> <p>Proposal: Erection of temple (revision to previous planning permission S6/1998/662/FP) together with ancillary building and new car parking</p> <p>Application Number: S6/2012/2404/FP Decision: Granted Decision Date: 18 January 2013</p> <p>Proposal: Installation of new glazing facade to facilitate lift installation</p> <p>Application Number: S6/2012/2549/FP Decision: Granted Decision Date: 05 February 2013</p> <p>Proposal: Erection of a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area</p> <p>Application Number: S6/2013/0916/FP Decision: Granted Decision Date: 28 June 2013</p> <p>Proposal: Erection of two storey side extension</p> <p>Application Number: 6/2017/0351/FULL Decision: Granted Decision Date: 27 April 2017</p> <p>Proposal: Erection of single storey front extension (pronaos) to the temple to include 8 new columns and 3 domes.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 12 April 2017</p> <p>Site Notice Expiry Date: 3 May 2017</p> <p>Press Advert Display Date: 3 May 2017</p> <p>Press Advert Expiry Date: 17 May 2017</p>		
Summary of neighbour responses	None		
Consultees and responses	<ol style="list-style-type: none"> 1. Northaw and Cuffley Parish Council – No response 2. Councillor Bernard Sarson – No response 3. Councillor George Michaelides – No response 4. Councillor Irene Dean – No response 5. Conservation Officer – No objection following negotiation and amendments 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14			

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment (if applicable): The enlargement would be of respectful and reflective design. The proposed extension would be attached to the host building through a glazed link, which serves to reduce coverage and damage of historic fabric, and separates the extension from the original building. The extension would be located on an elevation which has a lesser contribution to the significance of the heritage asset than other parts of the listed building. Overall, it is considered that the proposed development would maintain the significance of the heritage asset.

Would the development reflect the character of the area?

Yes No

Comment (if applicable): The host building is largely obscured from public vantage points outside of the site itself. The extension would be positioned to the rear of the host building, and be of high quality, reflective design. Accordingly, it is not considered that the proposal would harm the character of the area.

Would the development reflect the character of the building?

Yes No N/A

Comment (if applicable): As above, the proposed addition is considered to represent high quality reflective design, which would respect the character of the host building.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable): The single storey addition would be a significant distance from any adjoining premises outside of the wider ownership of the site. Accordingly, there would be no impact on the amenity of the occupiers of adjoining premises.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The site is isolated and not readily accessible through alternative transport methods. Due to the reliance on individually owned vehicles to access the site, a large car park is provided within the wider site ownership. It is considered that this parking provision is currently sufficient, and would be able to continue to sufficiently serve the premises following the proposed enlargement of the dining facilities.

Any other issues

The building subject to this application, following a review of the planning history, remains largely in its original form. Whilst some alterations and small extensions have been added, any resultant increase in size of the host building has not been significant.

The proposed extension would add some size, in terms of bulk, mass and footprint, to the original building. However, given the size of the original

	<p>building, as well as the minimal previous additions to the building, it is considered that the proposed extension would not represent a disproportionate additions to the original building.</p> <p>Notwithstanding the above, the previous application, referenced S6/2012/2549/FP, took a different approach and conclusion in relation to whether the additions were disproportionate and thereby inappropriate or not. The previous report looked at the development of the wider site, under the same ownership, and whether the development of the site has been cumulatively disproportionate when comparing to the original amount of built form on the site. This interpretation of the exception within the NPPF has been refuted within the 'very special circumstances' document submitted by the applicant.</p> <p>The previous application was determined early on in the life of the NPPF. Given the evidence of other methods of determination of green belt issues on the same site, as well as the maturing of NPPF green belt considerations through case law, it is considered that a more strict interpretation of the exception to inappropriate development should be taken. This is especially the case given the remit of the site depicted in red within the Site Location Plan for this application.</p> <p>Furthermore, if the exceptions for green belt building not representing inappropriate development were consistently applied across the site with regard to individual buildings, all additions and extensions will be proportionate, and the resultant increases in size to the original buildings will remain as if the entire site were proportionately extended. This is not the case where completely new buildings are added to the site (as opposed to replacement buildings) however, these buildings would have been assessed as inappropriate and 'very special circumstances' provided which demonstrably outweigh the harm.</p> <p>In accordance with the above, it is considered that the building, when considering previous as well as the proposed extension, has not been disproportionately added to. As a result, it is considered that the proposal is not an inappropriate form of development within the green belt. As the exception relied upon in this case is un-conditional, (in that the preservation of the openness or purposes of the green belt are implicit within the exception), no assessment of the impact of the proposal openness or purposes of the green belt resultant from the extension is required.</p>
Conclusion	
<p>The proposed extension, by virtue of its comparative size, scale, massing, siting and design, would preserve the significance of the Listed Building, represent an appropriate form of development within the green belt, maintain the character of the area, respect the amenity of the occupiers of adjoining premises and host sufficient parking commensurate to the size and use of the resultant building. Accordingly, the proposal complies with policies D1, D2, M14 and RA10 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005, the Supplementary Planning Guidance on Parking Standards 2004 taken in conjunction with the Interim Car Parking Policy 2014 and relevant parts of the National Planning Policy Framework 2012.</p>	

Conditions:

1. 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.

2. Details of any new windows, roof lights, link glazing and doors hereby approved must submitted to and approved in writing by the Local Planning Authority prior to commencement of the works. The details submitted must include 1:20 scale elevations; 1:2 scale sections (doors and windows only); an annotated plan showing the location of each proposed item; brochure details (roof lights only); as well as appropriately scaled movement joint details between the glazed link and the existing house. The larger scale details must include part of the surrounding fabric. Subsequently, the approved materials shall not be changed.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

3. No development shall commence until 1:5 scale details of the eaves, parapets, verges, abutments and chimney stack have been submitted to and approved in writing by the Local Planning Authority. The detailed mouldings should be modelled on classical details found in the historic parts of the house or based on C18th or C19th pattern books. Subsequently the details shall be implemented and shall not be changed.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and chimney and this is required in the interests of the significance of the heritage asset in accordance with the National Planning Policy Framework.

4. Notwithstanding the details submitted as part of this application, the use shall not commence until a scheme for the extraction and filtration of cooking or other fumes has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be maintained in accordance with the manufacturer's instructions to ensure its continued satisfactory operation.

REASON: To ensure a satisfactory standard of development in the interests of the significance of the heritage asset in line with the National Planning Policy Framework.

5. All visible rainwater goods must be made of cast-iron, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority before any development commences. Subsequently, the development shall not be implemented and retained other than in accordance with the approved details.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

6. In support of, and in addition to, condition 7 for the approved plans and details, and for the avoidance of doubt, the development/works shall not be started and completed other than in accordance with the approved details:

Elevations labelled as 'Final' on drawing number 6842-36 Rev P3 received 21 June 2017 and floor plan labelled as 'Final' on drawing number 6842-33 Rev P2 received 21 June 2017.

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

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
6842-02	P0	Site Location Plan	20 May 2016
6842-33	P2	Plans	21 June 2017
6842-36	P3	Elevations	21 June 2017

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

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. It is considered that the ventilation/extract system should make use of the proposed external chimney stack.

Determined By:

Mr A Mangham
5 July 2017