

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

DELEGATED APPLICATION

Application No: 6/2016/1586/LB
Location: 10 Park Street, Hatfield, AL9 5AX
Proposal: Replacement of 4no. sash windows at front of property with identical sash windows and the replacement of 2no. side windows with identical windows
Officer: Mr D Elmore
Recommendation: Granted

6/2016/1586/LB

Context	
Site and Application description	<p>The application property is a two-storey end-of-terrace house on Park Street in Old Hatfield.</p> <p>It is Listed Grade II and in a terrace of four other Listed two-storey buildings. The facade of the short terrace is 18th century but some of the buildings have older timber frames inside. The site is in the Old Hatfield Conservation Area where there are many Listed buildings. Park Street is a relatively quiet no-through road containing a mixture of shops and houses.</p> <p>The application property has been converted from shop use to residential. Its facade onto Park Street is finished in red bricks and, at ground floor, retains the shop-front window surround, door and fascia. The main front window is mullioned, white-painted, timber with timber surrounds and narrow fixed top-lights. The other windows in the front: one at ground floor and two at first floor, are also sash-style, timber and white painted and had new frames installed in the 1990's. They all have a slightly-arched lintels with soldier brick courses above. These lintels are a characteristic of the adjacent properties in the terrace.</p> <p>The side gable-end wall faces north and is visible from along the street. It contains two small windows: one at ground floor and one to the attic. They are both white-painted, timber casement windows.</p> <p>Proposal</p> <p>Listed Building Consent is sought for four replacement sash window to front of property and two replacement double glazed windows side windows</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATFIELD;</p> <p>Application Site: LISTED BUILDING Terrace of houses. C18 red brick casing.</p> <p>LBC - LISTED BUILDING Also included 15/196 (8m away)</p> <p>LBC - LISTED BUILDING House pair, left one now part of public house (15m</p>

	<p>away).</p> <p>LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber (18m away)</p> <p>LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 (24m away)</p> <p>LBC - LISTED BUILDING Houses and shop. C17 timber frame. Long range (7m away)</p> <p>LBC - LISTED BUILDING House. C15 probable origin. A timber framed hall (9m away)</p> <p>AAS - Area of Archaeological Significance NULL : NULL</p> <p>PAR - PARISH (HATFIELD)</p> <p>ROW - FOOTPATH (HATFIELD 010) – 42m away</p> <p>ROW - FOOTPATH (HATFIELD 007) – 44m away</p> <p>WARD - HATFIELD EAST</p>		
Relevant planning history	<p>S6/2016/0123/LB – 10 Park Street - Replacement of existing windows with 6 identical double-glazed timber windows at the front and side of the property. Refused</p> <p>S6/0908/97/FP – 10 Park Street – Erection of Boundary Wall. Granted.</p> <p>S6/0205/97/LB – 8-10 Park Street – Demolition of existing outbuilding in rear garden. Granted.</p> <p>S6/0055/95/LB – 8-10 Park Street - Internal and external alterations including installation of two rear roof lights. Granted. (Included installation of sash windows on the front of the building in place of casement windows and smaller panes in the 'shop-front' window.)</p> <p>S6/0054/95/FP – 8-10 Park Street – Change of Use from Estate Agent to residential and formation of 2 rear roof lights to attic. Granted.</p> <p>S6/0543/81 – 10 Park Street – Change of use of ground floor from retail shop to estate agent. Refused.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 18 August 2016</p> <p>Site Notice Expiry Date: 8 September 2016</p> <p>Press Advert Display Date: 17 August 2016</p> <p>Press Advert Expiry Date: 31 August 2016</p>		
Summary of neighbour responses	No responses received		
Town / Parish	No responses received		

representations	
Consultees and responses	<p>1. Council for British Archaeology – No response received</p> <p>2. Historic Environment Advisor (HCC Archaeology) – No response received</p> <p>3. Councillor Kerstin Holman – No response received</p> <p>4. Councillor Lenny Brandon – No response received</p> <p>5. Councillor Caroline Gillett – No response received</p> <p>6. WHBC Conservation Officer (Andrew Robley) – Response summarised as follows:</p> <p><i>“There are slight variations in size of components and the putty glazing would be replaced by a mock putty detail on the exterior and removable beads to the interior.</i></p> <p><i>As the existing windows are not in themselves historic, the difference would not cause any noticeable harm and they would address the above comments. The small side windows would use double glazed units but are so small and positioned in such a way as to cause little harm.</i></p> <p><i>In conclusion: the proposals would not harm the character of the conservation area or the listed building . They would conform to the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134, NPPG 2014, Local Plan R22, R25, Draft Local Plan policy SP11 and SADM15, “Traditional Windows their Care Repair and Upgrading” Heritage England 2015. The Planning (listed buildings and conservation areas) Act 1990.”</i></p>
Relevant Policies	
<input checked="" type="checkbox"/> NPPF Others: Local Plan Policies R22 & R25, Planning (Listed Buildings and Conservation Areas) Act 1990, “Traditional Windows their Care Repair and Upgrading” Heritage England 2015	
Main Issues	
Impact on the character and setting of the listed building and adjoining listed buildings	<p>Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have <i>“special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”</i>. The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the National Planning Policy Framework (March, 2012) states, <i>‘In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> • <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> • <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> • <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i> <p>Paragraph 132 of the Framework outlines that, 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 it should be given. Paragraph 133 states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is</p>

	<p>necessary to achieve substantial public benefits that outweigh the harm.</p> <p>Where the harm is considered less than substantial Paragraph 134 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>This application is a resubmission following the refusal of Listed Building Consent: 6/2016/0123/LB for '<i>Replacement of existing windows with 6 identical double-glazed timber windows at the front and side of the property</i>'. This application was refused on the basis that the double glazed units would increase the thickness and bulk of the frames which would harm the appearance of the Listed Building and terrace as a whole.</p> <p>This application has attempted to overcome the above reasoning for refusal by proposing single glazed replacement sash windows on the front elevation and double glazed side windows. The application proposal outlines that the windows would be identical replacements however there would be slight variations in the size of the components of the front windows and the putty glazing would be replaced by a mock putty detail on the exterior and removal beads on the interior. Furthermore, the side windows would be double rather than single glazed. Notwithstanding this, it is considered that given the existing windows are not in themselves historic, the proposed windows would not cause any noticeable harm and, as such, would overcome the reasons for the recent refusal. Although the side windows would use double glazing, it is acknowledged that their modest size and positioning would cause little harm.</p>
Design (form, size, scale, siting) and Character (appearance within the streetscene)	See above
Any other considerations	None
Conclusion	
<p>The proposed replacement windows would not have any adverse impact upon the character, appearance and setting of the building subject to compliance of matching materials. The architectural features which are important to the character and appearance of this listed building would be retained. Therefore it would be considered that the proposed development is considered to be acceptable in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies R22 and R25 of the Welwyn Hatfield District Plan 2005, relevant Heritage England Guidance 'Traditional Windows their Care Repair and Upgrading 2015', and relevant provisions of the National Planning Policy Framework 2012.</p>	

Conditions:

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

1A, 1B, 2B, 4B, 2, 4, 5, received on the 03rd August 2016 & Site Plan (1:125), received on the 05th August 2016.

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

2. The replacement front elevation windows hereby approved shall be single glazed with clear glass. The replacement side elevation windows hereby approved shall be double glazed with clear glass. All replacement windows hereby approved shall be in white painted wooden frames and match the same style as the existing to be removed. Subsequently, the materials and external colour finish of these windows shall not be changed without prior written consent of the Local Planning Authority

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

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. 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.

Determined By:

Mr A Mangham
22 September 2016