

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/1604/LB  
**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

6/2016/1604/LB

<b>Context</b>			
<b>Site and Application description</b>	<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>		
<b>Constraints (as defined within WHDP 2005)</b>	<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 (West End - Brickendon Wooded Slopes)</p> <p>LCA - Landscape Character Area (Little Berkhamsted Settled Plateau)</p> <p>PAR - PARISH (ESSENDON)</p> <p>Ward6 - Brookmans Park &amp; Little Heath</p>		
<b>Relevant planning history</b>	<p>Planning</p> <p>Application Number: 6/2016/0796/HOUSE Decision: Undetermined.</p> <p>Proposal: Erection of greenhouse following demolition of existing greenhouse</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 20 October 2016</p> <p>Site Notice Expiry Date: 10 November 2016</p>		

	<p>Press Advert Display Date: 17 August 2016</p> <p>Press Advert Expiry Date: 31 August 2016</p>
<b>Summary of neighbour responses</b>	None
<b>Town / Parish representations</b>	None
<b>Consultees and responses</b>	<p>Andrew Robley (WHBC Conservation Area Officer)</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 , 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 .</i></p> <p>Councillor Stephen Boulton - no response</p> <p>Councillor John Dean - no response</p> <p>Councillor Jonathan Boulton - no response</p>
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF Others: 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 .	
<b>Main Issues</b>	
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	<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>

Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. 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, ‘*In determining planning applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness’*

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 necessary to achieve substantial public benefits that outweigh the harm. 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.

The greenhouse has always clearly been a significant feature in the garden at The Limes and it is fitting that the original footprint be used to show off a new structure that replicates the theme of the original as closely as is practical. The construction will be consistent with Victorian examples. Large rafters and mullions will provide the main framework while more delicate ovolo profile glazing bars support the glass. The greenhouse will be from painted Western Red Cedar with some aluminium extrusions used exclusively in the roof in order to provide a long lasting system that requires virtually no maintenance.

The dwarf wall will be preserved without modification and new hardware has been selected that is in keeping with the design. The new structure will be attached to the boundary via discreet steel fasteners hidden within in the framework. The greenhouse will only apply a vertical load on the wall with no lateral component, which will also assist to safeguard the stability issue highlighted by the adjacent neighbour.

The proposed greenhouse will have no effect on the adjacent housing or environment and will only be used by the owners of the property, but this replacement greenhouse will now be a closer match to the original building and complement the House and gardens and add to the historical interest of the site.

Having due regard to the above and submission of revised details it is concluded 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 , 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.
<b>Any other considerations</b>	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.
<b>Conclusion</b>	
The proposed development would have no detrimental impact on the significance of the designated heritage asset and complies with 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 3 , Local Plan R22, R23, R25, Emerging Core Strategy CS11; The Planning (Listed buildings and Conservation Areas) Act 1990.	

**Conditions:**

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

Site Location Plan(s) received 8 August 2016 & 1 & 2 & 3 & 4 & 5 & 6 & 7 & 8 & 9 & 10 & 11 received 10 August 2016 & 12 & 13 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 the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

3. Prior to the commencement of any works on site, details of the following should be submitted to and approved in writing by, the Local Planning Authority:-

a) A Scheme for the retention of the old heating pipes and any repair to them. The development shall be thereafter completed in accordance with any such approved details.

REASON: To ensure the historic and architectural character and setting of the host 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. 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.

**Determined By:**

Mrs L Hughes  
11 November 2016