

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/1650/LB  
**Location:** Great Nast Hyde House, Wilkins Green Lane, Hatfield, AL10 9RB  
**Proposal:** Alterations and repairs to existing barns.  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/1650/LB

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises three barn structures within the curtilage of the Grade II Listed Great Nast Hyde House and Great Nast Hyde Cottage.</p> <p>The main barn (Barn 1) is the old threshing barn dating from 17<sup>th</sup> or 18<sup>th</sup> Century. It is timber framed with weatherboard walls on brick plinths. The roof is ridged with hipped ends and is covered in red peg tiles. The great threshing doors on the west elevation have gone from the central bay and the openings infilled with more modern studwork and smaller doors.</p> <p>Externally it retains much of its original character: blank walls and roofs, no doors windows or roof-lights. Internally, there is evidence of windows/loading hatches. The character is a large semi-dark undivided space with exposed timber, carpentry and rustic finishes. It is currently used for storage for the main house.</p> <p>Directly, to the north of the main barn is an open-sided timber structure (Barn 3), which has a ridged tiled roof with open end gables. This structure is more recent.</p> <p>The east end of the gable roof of Barn 3 is attached to the gable end of another open-sided Barn (Barn 2), which is also Listed by virtue of its age and being in the curtilage of Great Nast Hyde House. This has gable ends and has brick sides and rear with wooden supports to the front (south elevation) the roof is ridged with gable ends and tiled.</p> <p><u>Proposal</u></p> <p>The proposed works arise from a change of use from storage to a habitable space in association with the residential occupation of the main house. Listed Building Consent is sought for the following works to the barn structures:</p> <p>Barn 1 -</p> <ul style="list-style-type: none"> <li>• installation of small windows on each side of the east facing doors with shutter closings;</li> <li>• replacement solid oak doors in east elevation;</li> <li>• installation of top-lights above doors in west elevation;</li> <li>• replacement of windows in the north elevation;</li> </ul>

	<ul style="list-style-type: none"> <li>insulation of the walls;</li> <li>remove internal brick wall on east elevation;</li> <li>install WC's in bricked-off partition area in the northwest corner.</li> </ul> <p>Barn 3 –</p> <ul style="list-style-type: none"> <li>extension of open sided structure to provide kitchen and covered walkway;</li> <li>includes attachment to gable end of Barn 2 (but not to Barn 1).</li> </ul>			
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING Great Nast Hyde House.</p> <p>LBC - LISTED BUILDING Great Nast Hyde Cottage. C17 timber frame, early C20 exterior.</p> <p>GB – Greenbelt – site is within the Green Belt.</p> <p>LCA - Landscape Character Area (Colney Heath Farmland)</p> <p>PAR - PARISH (HATFIELD)</p> <p>Ward6 - Hatfield Villages</p> <p>WCCF - Watling Chase Community Forest</p>			
<b>Relevant planning history</b>	<p>6/2016/1646/FULL - Minor alterations, repairs and change of use of existing barn into an entertainment space with a proposed new adjoining kitchen. Under consideration.</p> <p>6/2016/0544/PA - Pre-application advice for the conversion of existing barn for use as an open plan entertainment space. Provision for new windows/ doors, insulated walls, roof and ground floor slab. Advice offered: in principle the change of use would only be acceptable if the design is for intermittent use. Alteration to the exterior should be kept to an absolute minimum.</p>			
<b>Consultations</b>				
<b>Neighbour representations</b>	<table border="1"> <tr> <td>Support: 0</td> <td>Object: 0</td> <td>Other: 0</td> </tr> </table>	Support: 0	Object: 0	Other: 0
Support: 0	Object: 0	Other: 0		
<b>Publicity</b>	<p>Site Notice Display Date: 16 September 2016</p> <p>Site Notice Expiry Date: 7 October 2016</p> <p>Press Advert Display Date: 24 August 2016</p> <p>Press Advert Expiry Date: 7 September 2016</p>			
<b>Summary of neighbour responses</b>	None received			
<b>Town / Parish representations</b>	<p>Hatfield Town Council</p> <p><i>"There are bats in the barn."</i></p>			
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>Councillor Lynne Sparks – no response</li> <li>Councillor Howard Morgan – no response</li> <li>Councillor Duncan Bell – no response</li> <li>Andrew Robley – objected to door in north side of Barn 1. This amended to a window. Revised scheme acceptable subject to conditions over details.</li> </ol>			
<b>Relevant Policies</b>				
<input checked="" type="checkbox"/> NPPF (paras 126-141)				

Others

Historic England “ Conservation Principles”

Historic England, Good Practice Advice in Planning Note No 1

The Planning (Listed Buildings and Conservation Areas) Act 1990.

### Main Issues

#### Impact on the character and setting of the listed building and adjoining listed buildings

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.

#### Listed Fabric

The scheme has been the subject of pre-application advice and amendments in order to reduce the harm to the heritage asset. The Conservation Officer has not objected to the proposals (as amended to replace the door in the north elevation with a window) subject to conditions over:

- (i) samples of the materials to be used for Barn 1 and Barn 2 being submitted for approval. Notwithstanding the submitted drawings, plain ridge tiles are preferred to bonnet tiles.
- (ii) Details being provided on the roof eaves, verges and hips, windows, shutters, doors, roof and wall (including plinth, walls, eaves corners, window and door openings, insulation, internal timber cladding, new floor, heating and artificial lighting.
- (iii) Barn doors to be hung from the original pintles if possible, all ironwork should be retained and recorded.
- (iv) Archaeological recording
- (v) The timber frame within the WC area shall remain exposed
- (vi) No cutting of timber frame.

#### Listed Building Setting

	<p>The proposed alterations to Barn 3 would change the setting of the Listed structures of Barn 1 and Barn 2.</p> <p>The extended kitchen facility in Barn 3 would not attach to Barn 1 but would be built of materials sympathetic to Barn 1: brick plinth and horizontal, black finished, timber cladding with 2 timber frame windows in the north elevation and one in the west elevation and a pitched roof covered in handmade clay tiles.</p> <p>The extended Barn 3 would remain tucked between Barns 1 and 2 and remain subservient in scale: considerably lower in height and profile and not extend beyond the dimensions of their outer walls.</p> <p>The extended Barn 3 would abut Barn 2 but not interfere with the roof form of Barn 2, having its roof lower and set at the same pitch within the dimensions of Barn 2.</p> <p>There is a 2m high evergreen hedge around barn 3 at present with a path from the gravel drive on the west side. This conceals views of it from the main drive. The hedge would be removed to enable easier access to the kitchen area. The Ground Floor Plan 1547-P02-00 shows a landscape strip in front of the kitchen extension and this will help to soften the impact of the extension.</p> <p>Overall the proposed extension is considered to be modest and appropriate and to not affect the setting of the Listed structures when seen from the driveway on the west side. The structure would not be visible from the main garden of the Listed House, which lies to the east.</p> <p>Therefore, the impact on the proposals on the setting of the Listed Buildings and Structures is considered acceptable subject to conditions over materials and details (as above for Fabric).</p>
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	The design aspects relate to the impact on the historic and architectural significance of the barns, their settings and the setting of the Listed house and cottage (see above).
<b>Any other considerations</b>	There is a simultaneous planning application for the extension to Barn 3 as it sits within the curtilage of the Listed Buildings.
<b>Conclusion</b>	
The proposal has been considered in regard to the impact on the Listed outbuildings (Barns), the setting of those barns and the wider Listed curtilage of Great Nast Hyde House and Great Nast Hyde Cottage. The proposals are considered acceptable subject to submission of details and materials, archaeological recording and protection of the timber frame. These matters are recommended to be covered by conditions on Listed Building Consent.	

**Conditions:**

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

1547-E01-00 P1 & 1547-E02-00/P1 & 1547-E03-01/P1 & 1547-E03-00/P1 &

1547-E04-00/P1 & 1547-P02-01/P1 & 1547-P03-00/P1 & 1547-P03-01/P1 received 11.8.2016 and 1547-P02-00/P2 & 1547-P04-00/P2 & 1547-P04-DT/P2 received 11.10.16.

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.

3. Prior to the commencement of any of the works hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the following:
  - (i) roof eaves, verges and hips at scale 1:5 minimum;
  - (ii) windows and shutters, sectional details at scale 1:5 and elevations at scale 1:20;
  - (iii) doors, sectional details at scale 1:5 and elevations at scale 1:20;
  - (iv) roof and wall details including plinth, walls, eaves, corners, windows and door openings, insulation, internal timber cladding and new floor, all at scale 1:5;
  - (v) details of heating and artificial lighting.

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

4. No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which 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 programme.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with the National Planning Policy Framework and Policy R29 of the Welwyn Hatfield District Plan 2005.

5. Notwithstanding the approved drawings, the timber frame within the proposed W.C. area shall remain exposed.

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

6. No historic timbers of the existing building shall be cut or removed.

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

**Informatives:**

1. This decision notice should be read in conjunction with Planning Permission reference number 6/2016/1646/FULL.

**Determined By:**

Mr A Mangham  
19 December 2016