

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/2424/LB  
**Location:** 32 Fore Street Hatfield AL9 5AH  
**Proposal:** Repointing of lower front brickwork  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/2424/LB

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises a terraced house on the north eastern side of Fore Street in the Old Hatfield Conservation Area. The property is Grade II Listed.</p> <p>The Listing Text records that the house is late 18<sup>th</sup> or early 19<sup>th</sup> century, built of red brick with a plain tile roof. The property is double fronted with a central door accessed from steps up from the pavement. The front elevation abuts the pavement.</p> <p>The brick courses below the level of the front door and a few bricks at ground and first floor are pointed with a concrete mixture, while the upper levels are pointed with a lime mortar.</p> <p><b>Proposal</b></p> <p>Listed Building consent is sought for re-pointing of the lower levels of brick and a few small patch of concrete pointing on the front elevation as follows:</p> <ul style="list-style-type: none"> <li>• Remove existing mortar using angle-grinder and thin diamond blade and masonry router;</li> <li>• Replace with new mortar Lime Green Natural Hydraulic Lime 2.5 in a colour to match the existing;</li> <li>• The selected artisan has worked at Gorhambury, Brocket Hall and Gaddesden Estates.</li> </ul>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: Old Hatfield.</p> <p>LBC - LISTED BUILDING House. Late C18 or early C19 red brick front – part of a terrace of listed buildings.</p> <p>AAS - Area of Archaeological Significance: Old Hatfield and Hatfield House – Medieval 10<sup>th</sup> century occupation and 13<sup>th</sup> century church of St Etheldreda.</p> <p>PAR - PARISH (HATFIELD)</p> <p>Ward - Hatfield East</p>
<b>Relevant planning history</b>	<p>S6/2011/2485/FP - Extension to existing shed and loggia in garden. Granted.</p> <p>S6/2011/2433/LB - Alterations to chimney to form new fire place. Granted.</p> <p>S6/2011/1903/LUP - Lawful Use Certificate for the proposed erection of</p>

	<p>extension to existing outhouse. Withdrawn.</p> <p>S6/2011/1772/NM - Non material amendment following approval of planning permission S6/2010/2189/LB - Opening up a new fireplace in the original chimney to form a through fireplace between front sitting room and back dining room and fitting a new double fronted wood burning stove to serve both rooms. Withdrawn.</p> <p>S6/2010/2189/LB - Replacement of existing modern staircase, demolish modern addition to original 17c chimney, make good existing walls, floor and ceiling and new oak handrail. Granted.</p> <p>S6/1999/0589/LB - Internal alterations to reveal original structure, and removal of modern partitions. Granted.</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support:	Object:	Other:
<b>Publicity</b>	<p>Site Notice Display Date: 8 December 2016</p> <p>Site Notice Expiry Date: 29 December 2016</p> <p>Press Advert Display Date: 7 December 2016</p> <p>Press Advert Expiry Date: 21 December 2016</p> <p>Neighbouring occupiers were notified in writing for 21 days.</p>		
<b>Summary of neighbour responses</b>	None received.		
<b>Town / Parish representations</b>	Hatfield Town Council did not respond		
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Conservation Officer – The proposals, if well executed, would enhance the character of the listed building and the conservation area and conform with current policies. Recommends conditions limiting the areas for re-pointing and presenting a sample area for approval prior to execution of the whole works.</li> <li>2. Councillor Kerstin Holman – no response</li> <li>3. Councillor Lenny Brandon – no response</li> <li>4. Councillor Caroline Gillett – no response</li> </ol>		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF Others			
<b>Main Issues</b>			
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	<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"> <li>• <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i></li> <li>• <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i></li> <li>• <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i></li> </ul>		

	<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 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.</p> <p>The brick façade of this listed building has penny-pointed lime mortar joints, which are generally in good condition.</p> <p>However, the lower courses of brick on the front elevation of the building have been pointed with concrete, a material which appears very different, in colour and texture, from the lime mortar used for the remainder of the building frontage. Concrete has also been used in a few patches on the higher courses. The removal of concrete pointing and repointing with lime based mortar as proposed would, if well executed, replicate the mortar in the main façade of the building. The proposed method aims to avoid damage to the existing bricks.</p> <p>The Conservation Officer has commented that the proposal would enhance the character of the Listed Building. Subject to conditions over the areas to be re-pointed and requiring a sample panel be approved prior to full implementation of the works, the works are considered to enhance the listed Building.</p> <p>Consequently, and subject to the recommended conditions, the proposal is considered to be in accordance with the above policies and Historic England’s “Conservation Principles”.</p>
<p><b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b></p>	<p>Policy D2 of the Welwyn Hatfield district Plan 2005 requires development to respect and relate to the character and context of the area in which it is proposed and should, as a minimum, maintain and where possible enhance or improve the character of the area.</p> <p>The Conservation Officer has commented that the proposal would enhance the character of the Conservation Area. The building is part of an historic terrace of houses and shops, mainly two storeys high and rising up the incline of Fore Street towards St Etheldredas Church. The buildings are mainly brick built or finished in paint/render and of varying ages. In general, the facades are well maintained and the lower courses are painted black. The application property is noticeable in not having the lower course painted. The contrast between the concrete mortar and the lime mortar is, therefore, clearly visible and detracts from the appearance of the building and the wider street-scene conservation area.</p> <p>Subject to the conditions mentioned under Listed Building considerations, reinstatement of lime mortar, would enhance the building’s appearance and that of the street-scene in accordance with Policy D2 of the Welwyn Hatfield District Plan 2005.</p>
<p><b>Any other considerations</b></p>	
<p><b>Conclusion</b></p>	

The proposal has been considered in terms of the impact on the heritage asset of the Grade II Listed Building and the setting of the old Hatfield Conservation Area and found to be acceptable in regard to policies of the NPPF (paragraphs 126-133) and Policy D2 of the Welwyn Hatfield District Plan 2005.

The proposal is, therefore recommended for approval subject to conditions limiting the repointing to replacement of concrete pointing and requiring a sample panel to be approved prior to full execution.

### **Conditions:**

1. The re-pointing works hereby permitted shall be implemented in accordance with the proposed method (Repointing Description as specified by E. Collins 10.11.2016) and shall be limited to replacement of concrete mortar on the lower brick courses and small patches of concrete pointing on the remainder of the building's facade with lime-based mortar.

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

2. No development shall take place until a sample panel of repointing (300mm by 300mm) of the proposals hereby granted consent, on the building is presented 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 and streetscene is properly maintained and to ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policy D2 of the Welwyn Hatfield District Plan 2005.

### DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
1		Location Plan	22 November 2016
2		Block Plan	22 November 2016

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

**Determined By:**

Mr A Mangham  
31 January 2017