

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/1927/HOUSE  
**Location:** 1 Vineyards Road Northaw Potters Bar EN6 4NZ  
**Proposal:** Installation of 3 x timber and 3 x rooflight windows to facilitate conversion of double garage into a bedroom with ensuite, and alterations to openings.  
**Officer:** Mr R Adenegan

**Recommendation:** Granted

6/2017/1927/HOUSE

| Context  |  |
|--|--|
| <b>Site and Application description</b>          | <p>The application property is situated in the centre of Northaw Village. The Sun Pub is situated on one side and another detached house on the other (right). The site is in the Conservation Area and the Green Belt. The house is largely screened from the road by a high hedge, and the side boundary is also marked by hedging although lower. This detached two storey house is located off the Village Green, where St Thomas a Becket's Church is a dominant visual feature. The house is set well back from the road with substantial hedging to Vineyards Road boundary. The house has a large double garage</p> <p>Planning permission is sought for the Installation of 3 x timber and 3 x rooflight windows to facilitate conversion of double garage into a bedroom with ensuite, and alterations to openings.</p> <p>It is noted that the garage conversion, alterations to front involving replacement of the roller shutter with two windows and side openings do not require planning permission by virtue of Section 55(2)(ii) of the Planning Act. However, as the proposed rooflight (Velux window) can be opened and is below 1.7 metres above the floor of the room in which the window is installed, planning permission is required for this aspect of the proposal.</p> |
| <b>Constraints (as defined within WHDP 2005)</b> | <p>CA - Conservation Area: NORT; - Distance: 0</p> <p>LBC - LISTED BUILDING Public house. C17 timber framed inn in L shape, - Distance: 12.02</p> <p>LBC - NULL Vernons House, Northaw Road West, Northaw - Distance: 25.79</p> <p>LBC - LISTED BUILDING Church. 1881, by C Kirk and Son of Sleaford. - Distance: 35.85</p> <p>GB - Greenbelt - Distance: 0</p> <p>LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw &amp; Cuffley - Distance: 0</p> <p>HEN - Existing habitat not currently qualifying under S41 NERC Act - Distance: 0</p>   |

|                                       |   |           |          |
|---------------------------------------|---|-----------|----------|
|                                       | HEN - No known habitats present (high priority for habitat creation) - Distance: 0<br>TPO - TPO 613 (2017) G1 - Distance: 0.01  |           |          |
| <b>Relevant planning history</b>      | <p>Planning</p> <p>Application Number: E6/1959/0018/ Decision: Granted Decision Date: 19 March 1959<br/>Proposal: Site for house.</p> <p>Application Number: E6/1960/0160/ Decision: Granted Decision Date: 18 February 1960<br/>Proposal: Erection of house and garage</p> <p>Application Number: S6/1992/0531/FP Decision: Granted Decision Date: 28 September 1992<br/>Proposal: Loft conversion incorporating front and rear dormers; formation of pitched roof over existing garage</p> <p>Application Number: S6/1993/0241/FP Decision: Granted Decision Date: 24 May 1993<br/>Proposal: Erection of garage</p> |           |          |
| <b>Consultations</b>                  |   |           |          |
| <b>Neighbour representations</b>      | Support: 0  | Object: 0 | Other: 0 |
| <b>Publicity</b>                      | <p>Site Notice Display Date: 28 September 2017</p> <p>Site Notice Expiry Date: 19 October 2017</p> <p>Press Advert Display Date: 4 October 2017</p> <p>Press Advert Expiry Date: 18 October 2017</p> <p>8 neighbouring occupiers were consulted. No representation has been received.</p>   |           |          |
| <b>Summary of neighbour responses</b> | <ul style="list-style-type: none"> <li>None</li> </ul>  |           |          |
| <b>Consultees and responses</b>       | <ol style="list-style-type: none"> <li>Historic England –On the basis of the information available to date, we do not wish to offer any comments.</li> <li>Hertfordshire County Council - In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.</li> <li>The Victorian Society – No comments received.</li> <li>Northaw &amp; Cuffley Parish Council - No objection</li> <li>Councillor Bernard Sarson No objection has been received</li> </ol>                                  |           |          |

|   |                                  |   |
|---|----------------------------------|---|
|   | 6. Councillor George Michaelides | No objection has been received                  |
|   | 7. Landscapes Department -       | No soft landscaping or arboricultural comments. |
|   | 8. Councillor Irene Dean         | No objection has been received                  |
| <b>Relevant Policies</b>  |                                  |   |
| <input checked="" type="checkbox"/> NPPF<br><input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14<br>Others: Supplementary Design Guidance  |                                  |   |
| <b>Main Issues</b>  |                                  |   |
| <b>Is the development within a conservation area?</b>   |                                  |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |                                  |   |
| <b>Would the significance of the designated heritage asset be conserved or enhanced?</b>  |                                  |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |                                  |   |
| <b>Comment</b> (if applicable):    No implication   |                                  |   |
| <b>Would the development reflect the character of the area?</b>   |                                  |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |                                  |   |
| <b>Comment</b> (if applicable):   |                                  |   |
| <b>Would the development reflect the character of the dwelling?</b>   |                                  |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A  |                                  |   |
| <b>Comment</b> (if applicable):   |                                  |   |
| Acceptable subject to materials used in the external appearance of the front matching that of the existing dwelling. This can be secured through planning condition.  |                                  |   |
| <b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)   |                                  |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A  |                                  |   |
| <b>Comment</b> (if applicable):    Views from the proposed rooflight in the front roof slope will not overlook any habitable room or private garden area of the adjoining residential property, Church Lodge.   |                                  |   |
| <b>Would the development provide / retain sufficient parking?</b>   |                                  |   |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  |                                  |   |
| <b>Comment</b> (if applicable):   |                                  |   |
| Planning permission was granted in May 1993 for the erection a garage. No condition restricting is use for any other purpose was imposed in the permission. As such, the conversion of the garage to living space as part of the dwelling does not require planning permission in itself and the subsequent loss of the garage space is unable to be controlled. Notwithstanding this, it is noted that the property benefits from a large driveway area. |                                  |   |
| <b>Any other issues</b>   | None                             |   |
| <b>Conclusion</b>   |                                  |   |
| The proposed development would respect the character and appearance of the Conservation Area, reflect the design of the host dwelling and preserve the amenity of adjoining occupiers. Accordingly, the development complies with policies D1, D2, GBSP1 and GBSP2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance Statement of Council Policy 2005 and relevant provisions of the National Planning Policy Framework 2012.      |                                  |   |

**Conditions:**

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

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.

**DRAWING NUMBERS**

2. 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> |
|--------------------|------------------------|--------------------------------------|----------------------|
| 239/101            |                        | Existing Site Plan                   | 22 September 2017    |
| 239/102            |                        | Existing Ground Floor Plan           | 22 September 2017    |
| 239/103            |                        | Existing First Floor Plan            | 25 September 2017    |
| 239/104            |                        | Existing Roof Plan                   | 25 September 2017    |
| 239/105            |                        | Existing Elevations                  | 25 September 2017    |
| 239/106            |                        | Existing Section And South Elevation | 25 September 2017    |
| 239/201            |                        | Proposed Ground Floor Plan           | 22 September 2017    |
| 239/202            |                        | Proposed First Floor Plan            | 22 September 2017    |
| 239/207            |                        | Proposed Roof Plan                   | 22 September 2017    |
| 239/208            |                        | Proposed Elevations                  | 22 September 2017    |
| 239/209            |                        | Proposed Section And South Elevation | 22 September 2017    |
| Location Plan      |                        | Location Plan                        | 28 August 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. 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 C Carter  
20 November 2017