

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/2594/LB  
**Location:** Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG  
**Proposal:** Erection of single storey rear extension and internal alterations to include merging of existing male and female toilet facilities to form a new male bathroom, removal of existing toilet and existing store room to enlarge the office as well as partial conversion of canteen space to form the ladies bathroom  
**Officer:** Mrs Sarah Smith

**Recommendation:** Granted

6/2017/2594/LB

<b>Context</b>			
<b>Site and Application description</b>	<p>The site contains the large, Grade II listed country house formally known as The Hook House. Now known as Oshwal House, Hook House was a Regency Period building, begun in 1839 of white painted stucco and generally with low-pitched slate roofs. The North elevation was partly extended in the late C20th with a single storey flat roofed part and a two storey pitched roof element.</p> <p>This application seeks consent for internal alterations to the building including the merging of existing male and female toilet facilities to form a new male bathroom, the removal of the existing WC and store room within the office space and the partial conversion of the existing canteen space to form a female bathroom.</p> <p>The plans show an extension that has already in principle been approved but not yet built. Accordingly, this also forms part of the proposals.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING House 1839 Asymmetrical Tuscan Style villa - Distance: 0</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw &amp; Cuffley - Distance: 0</p> <p>HPGU - The Hook - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: 6/2016/0347/LB      Decision: Granted      Decision Date: 05 July 2017</p> <p>Proposal: Erection of single storey rear extension and internal alterations</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 29 November 2017</p> <p>Site Notice Expiry Date: 20 December 2017</p> <p>Press Advert Display Date: 22 November 2017</p> <p>Press Advert Expiry Date: 6 December 2017</p>		

<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Hertfordshire County Council - Historic Environment Advisor Comment</li> <li>2. Northaw &amp; Cuffley Parish Council - No objection</li> <li>3. The Gardens Trust - The Gardens Trust – We do not wish to comment, but we would emphasize that this does not in any way signify either our approval or our disapproval of these proposals.</li> <li>4. Place Services, Essex County Council – No objections per se however, raises concerns with the internal doors within the extension being swing doors rather than double doors.</li> </ol>
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF Others D1, SDG	
<b>Main Issues</b>	
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	<p>The single storey rear extension has previously consent under 6/2016/0347/LB and therefore given this extant consent no objections are raised to that part of the proposal. Conditions attached to that previous consent shall be attached to any consent now given. A condition was placed on that previous consent concerning details of extraction and filtration of cooking or other fumes. Given that this is a listed building application this is not considered relevant and has been dealt with on the planning permission.</p> <p>With regard to the internal alterations, the merging of the existing male and female bathrooms would involve the removal of existing modern partition walls and the insertion of new lightweight partition walls to reconfigure this space to a ladies bathroom. As this element of the proposals would involve modern fabric, it is considered that it would not impact upon the significance of the listed building. Similarly, the proposed works within the office space would involve the removal of modern partition walls and would not impact upon the significance of the listed building.</p> <p>The proposed works within the dining hall/canteen comprise the infilling of the existing hatch and doorway between these two rooms and the insertion of lightweight partition walls within the canteen space to create a female bathroom. It is considered that these works would not have a significant impact on the special interest of the listed building.</p> <p>Double doors between the proposed kitchen and dining area within the new extension have been amended to double swing doors and it is considered that traditional doors would be more appropriate within the Listed Building. However, the applicant is reluctant to alter this for health and safety reasons and has advised that they would appear as double doors. Given their location within a modern extension, the harm to the listed building would be minimal.</p> <p>Accordingly no objections are raised with regard to the impact of the proposals on the Listed Building, and the proposals comply with the Listed Buildings and Conservation Areas Act, the NPPF and Policy D1 of the District Plan.</p>
<b>Any other considerations</b>	None
<b>Conclusion</b>	
The proposed extension and internal alterations would preserve and conserve the significance of the heritage asset. Accordingly, the proposal is considered to accord with the relevant policy.	

### **Conditions:**

1. 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.

2. Details of any new windows, roof lights, link glazing and doors hereby approved must be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works. The details submitted must include 1:20 scale elevations; 1:2 scale sections (doors and windows only); an annotated plan showing the location of each proposed item; brochure details (roof lights only); as well as appropriately scaled movement joint details between the glazed link and the existing house. The larger scale details must include part of the surrounding fabric. 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. No development shall commence until 1:5 scale details of the eaves, parapets, verges, abutments and chimney stack have been submitted to and approved in writing by the Local Planning Authority. The detailed mouldings should be modelled on classical details found in the historic parts of the house or based on C18th or C19th pattern books. Subsequently the details shall be implemented and shall not be changed.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and chimney and this is required in the interests of the significance of the heritage asset in accordance with the National Planning Policy Framework.

4. All visible rainwater goods must be made of cast-iron, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority before any development commences. Subsequently, the development shall not be implemented and retained other than in accordance with the approved details.

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

### **DRAWING NUMBERS**

5. 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>
6842-37	P2	6842_180104_Oshwal House_SSRE_LBC_6842- 37-P2_6842_B1	5 January 2018
6842-28	P0	Site Location Plan	8 November 2017

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

**Determined By:**

Mrs Lisa Hughes  
10 January 2018