

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

DELEGATED APPLICATION

Application No: 6/2018/0008/HOUSE
Location: 11 Fore Street Hatfield AL9 5AN
Proposal: Replacement of existing windows and doors to rear of building.
Officer: Ms Louise Sahlke

Recommendation: Granted

6/2018/0008/HOUSE

Context	
Site and Application description	<p>11 Fore Street is located within a historic area of Hatfield. The application site is located within Hatfield Conservation Area, an archaeological area of significance and is located adjacent and opposite Listed Buildings. The application site is also located within the Article 4 HMO Direction.</p> <p>11 Fore Street is Grade II Listed and was a former butchers shop converted in 1970 to a dwelling. The property was constructed in the early 19 Century. The dwelling is listed due to its group value.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING Former Rectory for inferior clergy in Hatfield - Distance: 36.46 LBC - LISTED BUILDING Semi-detached pair of houses. Early C19. Yellow - Distance: 44.26 LBC - LISTED BUILDING House, (Formerly The Travellers' Rest PH). Later - Distance: 31.63 LBC - LISTED BUILDING House. C18 chequered red brick front to earlier - Distance: 18.53 LBC - LISTED BUILDING C17 timberframed barn. Weatherboarded. Steep - Distance: 0 LBC - LISTED BUILDING Large house of early C18. Now house and office. - Distance: 17.46 LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 9.85 LBC - LISTED BUILDING House (formerly a pair known as Nos 15 and 17). - Distance: 5.86 LBC - LISTED BUILDING House. Mid-late C18. Painted brick. Slate - Distance: 0 LBC - LISTED BUILDING House, formerly butchers shop. Early C19. - Distance: 0 LBC - LISTED BUILDING House. Late C17 painted brick front, probably to - Distance: 0 LBC - LISTED BUILDING House. Late C18, but with earlier timberframed - Distance: 6.09 LBC - LISTED BUILDING House. Late C18. Painted brick upper floors. - Distance: 15.66 LBC - LISTED BUILDING Former stable, immediately S of rear elevation. -</p>

	<p>Distance: 19.97 LBC - LISTED BUILDING Early-mid C18 (formerly known as Nos 3 and 3A). - Distance: 20.15 LBC - LISTED BUILDING Also included 15/196. - Distance: 43.99 LBC - LISTED BUILDING House pair, left one now part of public house. - Distance: 35.21 LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber - Distance: 25.61 LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 - Distance: 17.28 LBC - LISTED BUILDING House. Early C19 red brick front to earlier - Distance: 9.84 LBC - LISTED BUILDING House. Late C18 or early C19 red brick front. - Distance: 8.54 LBC - LISTED BUILDING House pair. Red brick front, prob Late C18. C17 - Distance: 10.04 LBC - LISTED BUILDING House pair. Circa 1800. Red brick. Plain tile - Distance: 17.43 LBC - LISTED BUILDING House. Later C18. Chequered red brick on - Distance: 26.01 LBC - LISTED BUILDING House. Mid C18. Chequered red brick on a - Distance: 33.39 LBC - LISTED BUILDING House. Circa 1800. Red brick. Slate mansard roof - Distance: 43.15 AAS - Area of Archaeological Significance : - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HEN - No known habitats present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0</p>		
Relevant planning history	No specific planning history.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 1 February 2018 Site Notice Expiry Date: 22 February 2018 Press Advert Display Date: 17 January 2018 Press Advert Expiry Date: 31 January 2018		
Summary of neighbour responses	None		
Consultees and responses	Hatfield Town Council – No comments received. Hertfordshire County Council Historic Environment Advisor – The development is unlikely to have an impact on heritage assets of archaeological interest, and have no comment to make upon the proposal. Conservation Officer – The application is for the replacement of the majority of the rear windows and doors with painted double glazed timber units at 11 Fore Street, Hatfield. 11 Fore Street is a grade II listed, three storey brick building dating from the		

early nineteenth century, which was formerly a butchers shop. The building forms part of a row of listed properties located on the south west side of Fore Street. The building is also located within Hatfield Conservation Area.

It is proposed to replace the existing windows and door to the west elevation of the rear projection, the existing second floor window to the rear elevation and the existing French doors to the rear projection of the listed building, with timber double glazed units. The detailing of the proposed windows would result in a change to the pattern of the glazing bars, which is regrettable, however it is considered that overall this would not have a significant impact on the special interest of the listed building and would provide an overall uniformity to the west elevation of the rear projection.

The submitted drawings show that the windows and doors are proposed to be slim-profile double glazed, flush meeting with the frames and with integral glazing bars.

In conclusion, it is considered that the proposals would not significantly impact upon the special interest of the listed building and would therefore have no objection to the granting of approval of this scheme.

Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14

Welwyn Hatfield District Plan 2005

SD1 Sustainable Development
R29 Archaeology

Draft Local Plan Proposed Submission 2016

SP1 Delivering Sustainable Development
SP4 Transport and Travel
SADM2 Highway Network and Safety
SADM3 Sustainable Travel for All
SP9 Place making and High Quality Design
SADM11 Amenity and Layout
SADM12 Parking, Servicing and Refuse
SP11 Protection and enhancement of critical environmental assets
SADM15 Heritage

Other policies

Parking Standards 2004
Supplementary Design Guidance 2005

Main Issues

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

Policy background

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.

Policy SADM15 of the Draft Local Plan Submission 2016 is similar in these aims.

Assessment

Informal pre-application advice has been undertaken.

It is proposed to replace the existing windows and door to the west elevation of the rear projection, the existing second floor window to the rear elevation and the existing French doors to the rear projection of the listed building, with timber double glazed units. The detailing of the proposed windows would result in a change to the pattern of the glazing bars, which is regrettable, however it is considered that overall this would not have a significant impact on the special interest of the listed building and would provide an overall uniformity to the west elevation of the rear projection.

The submitted drawings show that the windows and doors are proposed to be slim-profile double glazed, flush meeting with the frames and with integral glazing bars.

In conclusion, it is considered that the proposals would not significantly impact upon the special interest of the listed building and would therefore have no objection to the granting of approval of this scheme.

Conclusion

The proposed development would not significantly impact upon the special interest of the Listed Building. The proposal would be acceptable to the provisions of the National Planning Policy Framework 2012, and Policy SADM 15 of the Draft Local Plan Proposed Submission 2016.

Impact on Conservation Area and visual amenity

The proposal also seeks to replace windows and doors on the rear elevation and rear flank elevation. The glazing bars within the windows are more solid in width. The rear windows and doors would be replaced with new softwood painted timber units with double glazed units.

The Conservation Officer has raised no objection in regards to the proposed development within the Conservation Area.

Due to its location and small scale of development, the proposal is not considered to impact on the existing property within the Conservation Area or wider area. Therefore the proposed development is in accordance with planning policy.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

The proposed development would not impact on residential amenity in regards to a loss of privacy or overlooking. Therefore the proposed development is in accordance with planning policy.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposed development would not impact on access, car parking and highway considerations. Therefore the proposed development is in accordance with planning policy.

Any other issues

Archaeology

The application site is located in an area of archaeological significance. The proposed development is not considered to impact on archaeology. Therefore the proposed development is in accordance with planning policy.

HMO

The application site is covered by an Article 4 restriction on HMO's. The proposal would not impact on this restriction.

Conclusion

The proposal would not impact on the existing property within the Conservation Area or wider area. The proposal would not impact on the character and setting of the listed building and adjoining listed buildings. The proposal would not impact on residential amenity, car parking, access or the public highway, archaeology or HMO. Therefore the proposed development is in accordance with planning policy.

Conditions:

1. Notwithstanding the existing drawings, at the time of works, the new casement windows and new doors shall be in painted timber, slim-profile double glazed (max 14mm), flush meeting within the frames, with matching joinery for opening and fixed casements, and without trickle vents or surface mounted glazing bars and shall be permanently maintained as such.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
17/1659/01	C	Extg and Proposed Dwg 01 Rev C	19 February 2018

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. 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.
2. 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 Mark Peacock
23 February 2018