

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/0136/LB  
**Location:** Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG  
**Proposal:** Restoration, repair and replacement of existing windows.  
**Officer:** Mr William Myers

**Recommendation:** Granted

6/2018/0136/LB

<b>Context</b>	
<b>Site and Application description</b>	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.
<b>Constraints (as defined within WHDP 2005)</b>	LBC - LISTED BUILDING House 1839 Asymmetrical Tuscan Style villa - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 HPGU - The Hook - Distance: 0
<b>Relevant planning history</b>	<p>Application Number: 6/2016/0347/LB            Decision: Granted            Decision Date: 05 July 2017            Proposal: Erection of single storey rear extension and internal alterations</p> <p>Application Number: 6/2016/0995/FULL            Decision: Granted            Decision Date: 05 July 2017            Proposal: Erection of single storey rear extension and internal alterations</p> <p>Application Number: 6/2016/1600/LB            Decision: Granted            Decision Date: 05 July 2017            Proposal: External refurbishment comprising replacing clay chimney pots where defective and repair with replacement where necessary, the slate tile roof</p> <p>Application Number: 6/2017/2594/LB            Decision: Granted            Decision Date: 10 January 2018            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</p>

	<p>Application Number: 6/2018/2225/LB  Decision: Granted  Decision Date: 15 November 2018  Proposal: Repair and maintenance to walls, floors and timber fixtures, repainting and waxing to match the existing treatments to include installation of wainscoting in bridge rooms, reinstatement of existing doorways</p> <p>Application Number: 6/2018/2300/LB  Decision: Granted  Decision Date: 07 December 2018  Proposal: Omission of 5 x rooflights from south-facing roofslope of extension</p> <p>Application Number: 6/2018/0137/LB  Decision: Granted  Decision Date: 08 January 2020  Proposal: External refurbishment including replacing the existing render and paint</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 2 February 2018 Site Notice Expiry Date: 23 February 2018 Press Advert Display Date: 31 January 2018 Press Advert Expiry Date: 14 February 2018		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	HCC Historic Environment Advisor – No objection Northaw & Cuffley Parish Council - No objection Conservation Officer – No objection, subject to works being carried out in accordance with the Heritage Statement Hertfordshire Gardens Trust - On the basis on the information included within this application we welcome the measures proposed to conserve and enhance the historic appearance of this listed building		
<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>	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 National Planning Policy Framework (NPPF) are contained within paragraphs 184-202. Paragraph 192 of the NPPF states, <i>‘In determining planning applications, local planning authorities should take account of:</i> - <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i>		

	<p>- <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i>  - <i>The desirability of new development making a positive contribution to local character and distinctiveness'</i></p> <p>Paragraph 193 of the NPPF 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 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and world heritage sites, should be wholly exceptional. Where the harm is considered less than substantial Paragraph 196 states that this should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>Oshwal House (formerly The Hook House) is a grade II listed building dating from 1839 (list entry no. 1173884) with later alterations and extensions. It is an imposing, asymmetrical former country house in an Italianate style with rendered elevations under slate roofs. The earliest element of the building stands at two storeys, with a later 19th century four-storey gabled tower and extensions at two storeys with attics.</p> <p>This application is for the repair, maintenance and replacement of windows within the Oshwal House.</p> <p>The proposed works would result in the restoration and repair of the windows which have historic significance within the building. The only windows to be replaced within the building would be more modern windows which date from around the 1970's and have little historic value. The details within the Heritage Statement demonstrate that the development would be undertaken in such a manner as to maintain the historic value of the restored and repaired windows. As a consequence, these works would not result in a harm to the listed building and its significance.</p> <p>Subject to a condition being imposed that the works must be carried out in accordance with the details and requirement set out within the Heritage Statement, it is considered that the works would be acceptable and they would not cause harm to the overall significance of the listed building.</p>
<p><b>Conclusion</b></p>	
<p>Subject to the suggested condition, the proposed works would not harm the significance of the designated heritage.</p>	

**Conditions:**

1. Works to the windows must be carried out in accordance with the details and requirements set out within the Heritage Statement Annex 1 (R011) submitted on

the 16 October 2020, which was produced by Saloria Chartered Architects and dated October 2020.

REASON: To ensure that the special historic and architectural or interest of the building is properly preserved and maintained in accordance with the National Planning Policy Framework.

#### 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>
6842-46-P1	P1	Site Plan	16 January 2018
6842-78-P0	P0	Existing Plans and Elevations	28 August 2019
6842-79-P1	P1	Proposed Plans and Elevations	12 November 2020

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

#### **Determined By:**

Mrs Sarah Smith  
13 November 2020