

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

DELEGATED APPLICATION

Application No: 6/2018/2225/LB
Location: Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG
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
Officer: Mr William Myers

Recommendation: Granted

6/2018/2225/LB

Context	
Site description	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.
Constraints (as defined within WHDP 2005)	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
Relevant planning history	<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</p>

	office as well as partial conversion of canteen space to form the ladies bathroom		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 19 September 2018 Site Notice Expiry Date: 10 October 2018 Press Advert Display Date: 19 September 2018 Press Advert Expiry Date: 3 October 2018		
Consultees and responses	Conservation Officer (Place Services) – No objection, subject to conditions HCC Historic Environment Advisor – No objection Northaw & Cuffley Parish Council - No objection Hertfordshire Gardens Trust – No comment		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF Others			
Main Issues			
Impact on the character and setting of the listed building and adjoining listed buildings	<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 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></p> <ul style="list-style-type: none"> - <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> - <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>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>The application is for repair and maintenance to walls, floors and timber fixtures, repainting and waxing to match the existing treatments, the installation of wainscoting in the bridge rooms, reinstatement of existing doorways, creation of new doorways and installation of en-suite bathrooms.</p>		

	<p>The proposed alterations are considered to be acceptable as they do not cause undue harm to the overall significance of the listed building. The highest degree of change is confined to the later 19th century section of the house on the first floor, predominantly in areas where alterations and additions have already been made in the mid-late 20th century. The most significant rooms on the ground floor (and their fixtures and fittings) remain unchanged and the first floor plan remains legible. The insertion of the en-suite 'pod' in room 28 curtails the volume of this original room. However, subject to a condition requiring that additional information is provided which would detail how the proposed glazing would attach to the existing walls, it is considered that on balance, the proposed 'pod' would be acceptable given the long-term use of the building, the reversibility of the intervention, and the glazing detail to the edges which provides a lighter touch and proposes to allow the original proportion of the room to be understood.</p> <p>The faux stone wainscoting to the ground floor bridge rooms is a somewhat incongruous feature given the historic timber panelling in other rooms, however, the submitted drawings have demonstrated that it would not interfere with any historic features and is a reversible addition, although more permanent in appearance than other forms of decoration (painting or wallpaper for example). It does, however, have some benefit in protecting the lower part of the walls in these heavily used rooms. Furthermore, it is considered that in the interest of preserving the historic fabric of the features behind the proposed wainscoting that it would be reasonable and appropriate to impose a condition on any approval that would require that none of the new wainscoting panels, or batons supporting them, shall be affixed to the skirting boards. Subject to this condition being imposed, it is considered that these proposed works would be acceptable.</p>
<p>Conclusion</p>	
<p>Subject to the suggested conditions, the proposed works would not harm the significance of the designated heritage.</p>	

Conditions:

1. Prior to the installation of the en-suite bathroom, details of the junction between the new en-suite bathroom walls and existing walls in room 28, drawn at a scale between 1:1 and 1:20 as appropriate, must be submitted to and approved in writing by the Local Planning Authority. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: To ensure that the special historic and architectural or interest of the building is properly preserved and maintained in accordance with Policy SADM15 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

2. The wainscoting panels, or batons supporting them, must not be affixed to the skirting boards unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building is properly preserved and maintained in accordance with Policy SADM15 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

3. Any repairs carried out to walls, floors, ceilings or timberwork must be carried out on a like-for-like basis using matching materials unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building is properly preserved and maintained in accordance with Policy SADM15 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

DRAWING NUMBERS

4. 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
6842-75-P0		Existing Plans and Elevations	28 August 2018
6842-76-P1	P1	Existing and Proposed Floor Plans	6 November 2018
6842/02/P0		Site Location Plan	28 August 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 paragraph 38 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).

Determined By:

Mr Mark Peacock
15 November 2018