

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2300/LB  
**Location:** Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG  
**Proposal:** Omission of 5 x rooflights from south-facing roofslope of extension  
**Officer:** Mr William Myers

**Recommendation:** Granted

6/2018/2300/LB

<b>Context</b>	
<b>Site 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>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	Site Notice Display Date: 24 October 2018 Site Notice Expiry Date: 14 November 2018 Press Advert Display Date: 10 October 2018 Press Advert Expiry Date: 24 October 2018		
<b>Summary of neighbour responses</b>	17 Firs Wood Close objected to the proposal. The points below summarise this objection. <ul style="list-style-type: none"> <li>• The activities on site are too noisy</li> <li>• There is already too much light coming from the site and this would make it worse</li> </ul>		
<b>Consultees and responses</b>	HCC Historic Environment Advisor – No objection Northaw & Cuffley Parish Council - No objection The Gardens Trust – No comment Place Services, Essex County Council – No objection		
<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>	<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"> <li>- <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i></li> <li>- <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i></li> <li>- <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i></li> </ul> <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>		

	The omission of the rooflights on the south-facing roofslope (facing the rear of the house) of the new extension raises no objections. Their removal is considered to be an enhancement to the scheme as it simplifies the roof scape and the solid, uninterrupted roof is less of a visual distraction. It is therefore recommended that listed building consent is granted. No conditions are considered necessary.
<b>Any other considerations</b>	<i>Neighbour Objection</i>  It is noted that a neighbour has objected to the proposal on the basis of the activities that are occurring on the site and the amount of light that currently shines out from the site. As this application is for the removal of skylights, which were approved previously, it is not consider that the proposal would not result in an increase in the amount of light which would shine out of the site. In addition, as this application does not relate to the level of activities on site but simply the removal of skylights, it is not judged that the proposal would result in an increased level of activity within the site if the application were approved.
<b>Conclusion</b>	
The proposed works would not harm the significance of the designated heritage.	

#### DRAWING NUMBERS

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>
6842-43-P0		Plans, Elevations And Sections	7 September 2018
6842/02/P0		Site Location Plan	7 September 2018
6842-27-P0		Site Plan	21 September 2018
6842-45-P0		Block Plan	1 October 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  
7 December 2018