

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

DELEGATED APPLICATION

Application No: 6/2019/0542/LB
Location: Great Nast Hyde House Wilkins Green Lane Hatfield AL10 9RB
Proposal: Installation of internal secondary glazing
Officer: Mr William Myers

Recommendation: Granted

6/2019/0542/LB

Context			
Site description	Great Nast Hyde House is a grade II listed building of early-mid 17 th century origin but with substantial early 20 th century extensions and alterations, including windows.		
Constraints (as defined within WHDP 2005)	LBC - LISTED BUILDING Barns and stable range in L plan, C17 to C19. - Distance: 45.79 LBC - LISTED BUILDING Manor house, now British Aerospace residence. - Distance: 0 LBC - LISTED BUILDING Cottage. C17 timber frame, early C20 exterior. - Distance: 5.92 LBC - NULL Front wall of Great Nast Hyde, Wilkins Green Lane. Forms 1 record with 19649 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 HHAA - Hatfield Heritage Assessment Area() - Distance: 0		
Relevant planning history	Application Number: S6/2010/0456/LB Decision: Granted Decision Date: 18 May 2010 Proposal: Alterations to entrance door surround Application Number: S6/2008/0118/LB Decision: Granted Decision Date: 14 April 2008 Proposal: Internal alterations Application Number: S6/2007/1403/LB Decision: Granted Decision Date: 06 November 2007 Proposal: Removal of render from the main entrance door surround		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0

Publicity	Site Notice Display Date: 18 March 2019 Site Notice Expiry Date: 8 April 2019 Press Advert Display Date: 20 March 2019 Press Advert Expiry Date: 3 April 2019
Consultees and responses	HCC Historic Environment Advisor – No comment Hatfield Town Council – No comment Conservation Officer (Place Services) – No objection, subject to condition
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>Consent is sought for the installation of secondary glazing to all windows due to the poor thermal performance of the historic timber frame and stone single glazed windows. The windows are integral to the building’s architectural composition and special interest and so their replacement would be unacceptable. The installation of sensitively designed double glazing is an acceptable compromise.</p> <p>Typical details and fixing methodologies have been supplied with the application and a sample of the secondary glazing has been viewed on site. The glazing has been designed with the slimmest profile possible, with the fewest frame divisions and with frames to match the colour of the painted</p>

	<p>windows (whether stone or timber). Whilst there will be a visual impact, this has been minimised as far as possible. The installation is also reversible.</p> <p>Although sufficient detail has been provided with the application with regards to the design and fixing of the units, it is recommended that a condition is imposed on any permission to require that the secondary glazing frames shall be powder-coated to match the colour of the window transoms and mullions to which they are to be affixed.</p> <p>Further to the above, no objections are raised to the proposal as it is not considered to harm the significance of the listed building.</p>
Conclusion	
Subject to the above mentioned conditions being imposed it is considered that the proposed works would not harm the significance of the designated heritage, as a consequence, it would be in accordance with the policies of the NPPF and the Listed Buildings and Conservation Areas Act.	

Conditions:

1. The secondary glazing frames approved by this application must be powder-coated in a colour to exactly match the colour of the window transoms and mullions to which they are to be affixed unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework 2018 and standard conservation good practice.

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
1728-E02-00	P1	Existing Floor Plans	8 March 2019
1728-E01-00	P1	Existing Site Plan, Site Block Plan & Site Photos	8 March 2019
1728-E03-00	P1	Existing Elevations, Photographs Of Indicative Window Types	8 March 2019
SW.016	A	Cross Sections	4 April 2019
SW.002		Existing Frame	4 April 2019

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
3 May 2019