

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

DELEGATED APPLICATION

Application No: 6/2020/0532/HOUSE
Location: 22 Fore Street Hatfield AL9 5AH
Proposal: Erection of shed
Officer: Mr Antoine Commenville

Recommendation: Granted

6/2020/0532/HOUSE

Context	
Site and Application description	<p>The application site comprises a two-storey house located within the Old Hatfield Conservation Area. No.22 forms one of a pair of houses (with no.24) listed at Grade II (list entry no: 1101010) and dating to the beginning of the nineteenth century.</p> <p>The property benefits from a deep garden. Planning permission is sought for the erection of a shed adjacent to the northern boundary of the application site, replacing an existing shed.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0</p> <p>LBC - LISTED BUILDING Former Rectory for inferior clergy in Hatfield - Distance: 23.78</p> <p>LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 46.58</p> <p>LBC - LISTED BUILDING House (formerly a pair known as Nos 15 and 17). - Distance: 34.79</p> <p>LBC - LISTED BUILDING House. Mid-late C18. Painted brick. Slate - Distance: 27.43</p> <p>LBC - LISTED BUILDING House, formerly butchers shop. Early C19. - Distance: 21.37</p> <p>LBC - LISTED BUILDING House. Late C17 painted brick front, probably to - Distance: 14.67</p> <p>LBC - LISTED BUILDING House. Late C18, but with earlier timberframed - Distance: 8.84</p> <p>LBC - LISTED BUILDING House. Late C18. Painted brick upper floors. - Distance: 8.32</p> <p>LBC - LISTED BUILDING Former stable, immediately S of rear elevation. - Distance: 20.25</p> <p>LBC - LISTED BUILDING Early-mid C18 (formerly known as Nos 3 and 3A). - Distance: 8.34</p> <p>LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber - Distance: 49.94</p> <p>LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 - Distance: 40.87</p> <p>LBC - LISTED BUILDING House. Early C19 red brick front to earlier - Distance: 30.76</p> <p>LBC - LISTED BUILDING House. Late C18 or early C19 red brick front. - Distance: 24.28</p>

	<p>LBC - LISTED BUILDING House pair. Red brick front, prob Late C18. C17 - Distance: 4.27</p> <p>LBC - LISTED BUILDING House pair. Circa 1800. Red brick. Plain tile - Distance: 0</p> <p>LBC - LISTED BUILDING House. Later C18. Chequered red brick on - Distance: 0.9</p> <p>LBC - LISTED BUILDING Garden pavillion, now garage. About 30 metres - Distance: 19.11</p> <p>LBC - LISTED BUILDING House. Mid C18. Chequered red brick on a - Distance: 9.01</p> <p>LBC - LISTED BUILDING House. Circa 1800. Red brick. Slate mansard roof - Distance: 19.06</p> <p>LBC - LISTED BUILDING House. Early C18. red brick. Plain tile hipped - Distance: 41.08</p> <p>LBC - LISTED BUILDING Gates, gate piers and flanking walls. Prob c1872 - Distance: 37.9</p> <p>LBC - LISTED BUILDING Late C18 red brick house. Plain tile gable end - Distance: 25.91</p> <p>LBC - NULL NULL - Distance: 22.14</p> <p>AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS17 - Distance: 0</p> <p>PAR - PARISH (HATFIELD) - Distance: 0</p> <p>Wards - Hatfield East - Distance: 0</p> <p>A4HD - Article 4 HMO Direction - Distance: 0</p> <p>HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0</p>		
Relevant planning history	None relevant.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 22 May 2020</p> <p>Site Notice Expiry Date: 13 June 2020</p> <p>Press Advert Display Date: 27 May 2020</p> <p>Press Advert Expiry Date: 10 June 2020</p>		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	<p>Hertfordshire County Council - Historic Environment Advisor – No objection</p> <p>Place Services – No objection</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<p><u>Draft Local Plan Proposed Submission August 2016</u></p> <p>SP9 Place Making and High Quality Design</p> <p>SADM11 Amenity and Layout</p>			

Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>The application site is located within the Old Hatfield Conservation Area. No.22 forms one of a pair of houses (with no.24) listed at Grade II (list entry no: 1101010) and dating to the beginning of the nineteenth century.</p> <p>Section 72 of the Listed Buildings and Conservation Areas Act states that '<i>special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area</i>'. The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Additionally, Section 16 of the NPPF 'Conserving and enhancing the historic environment' is consistent with Policy SADM15 'Heritage' of the Emerging Local Plan.</p> <p>Place Services have commented on the proposal and raised no objections. The shed to be replaced is not of heritage interest and the proposed shed is modest in scale and traditional in design and materials. The proposed roof is quite elaborate but adds interest to the design and it will be clad in lead sheeting which is an appropriate finish.</p> <p>The proposal is considered to be compliant with section 16 of the NPPF regarding the conservation and enhancement of the historic environment.</p>	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
<p>Although the shed will be within the curtilage of the Grade II Listed property, its modest proportions, traditional design and materials plus location at some distance from the dwelling, will also ensure that there is no adverse impact of the setting of the Listed Building.</p>	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	<p><u>Archaeology</u></p> <p>The site is located within an Area of Archaeological Significance and the Historic Environment Unit has commented that the proposals are unlikely to have an impact on heritage assets of archaeological interest.</p>
Conclusion	
<p>The impacts of the proposal have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the replacement shed would sufficiently preserve and relate to the character, appearance of the conservation area, would have no adverse impact on the setting of the Grade II Listed Building and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings. The proposal is, therefore, considered to comply with policies GBSP2, D1 and D2, of the District Plan, the</p>	

DRAWING NUMBERS

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
J4183B1B		Block Plan	25 February 2020
J4183E1A		Proposed Elevations	25 February 2020
J4183P1A		Proposed Plan	25 February 2020
J4183L1A		Location Plan	25 February 2020
J4183P2A		Existing Plans	9 March 2020

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).

Informatives:

1. 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 or legal interest (easements or wayleaves) which may affect the land.

Determined By:

Ms Gill Claxton
24 June 2020