

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/0743/HOUSE  
**Location:** 6 Park Close Hatfield AL9 5AY  
**Proposal:** Erection of a single storey rear extension  
**Officer:** Mr Tom Gabriel

**Recommendation:** Granted

6/2020/0743/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	The application site comprises a detached dwelling in a plot at the end of this cul- de- sac. The application is for the erection of a single storey rear extension.		
<b>Constraints (as defined within WHDP 2005)</b>	CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING Double pile house of c1800. Red brick. Plain - Distance: 18.65 LBC - NULL NULL - Distance: 38.24 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS17 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 010) - Distance: 44.81 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CMZ - Mining_Hazard_Hatch_Moderate - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0		
<b>Relevant planning history</b>	None.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letter were sent out. Site Notice Display Date: 22 May 2020 Site Notice Expiry Date: 13 June 2020 Press Advert Display Date: 1 April 2020 Press Advert Expiry Date: 17 April 2020		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	HCC Historic Environment Advisor – No comment.		
<b>Relevant Policies</b>			
<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			

Supplementary Design Guidance    Supplementary Parking Guidance    Interim Policy for car parking and garage sizes  
Others

**Welwyn Hatfield Draft Local Plan 2016:** SP9, SADM11, SADM15

**Main Issues**

**Is the development within a conservation area?**

Yes    No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes    No

**Comment** (if applicable): Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Section 185 of the NPPF states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

The proposed extension would represent a limited addition to the dwelling which, subject to the use of matching materials of construction, would not cause harm to the Conservation Area. Though the proposed rooflights would project above the roof of the extension, they would be concealed behind a parapet wall and would not harm the area. The extension would preserve the character and appearance of the Conservation Area.

While the property at 6 Park Close is adjacent to a Grade II\* Listed Building – Hill House – the proposed extension would not affect the setting of this listed building due to its very limited nature. The extension would be a small scale addition to the dwelling, no higher than the existing single storey elements and would be contained within a walled garden. Not only would this shield it from the listed building, but it would also be fully screened from the listed building by the tall screen of established trees on the boundary between the properties. There is very limited inter-visibility between the application site and the listed building and therefore, considering its limited size and nature, the proposed extension would not harm the setting of Hill House.

**Would the development reflect the character of the area?**

Yes    No

**Comment** (if applicable):

**Would the development reflect the character of the dwelling?**

Yes    No    N/A

**Comment** (if applicable): Subject to a condition requiring the proposed materials to match the existing dwelling, the proposal would reflect the character of the dwelling. The rooflights would not be prominent or harmful features of the proposal and would not harm the character of the dwelling.

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes    No    N/A

<b>Comment</b> (if applicable):
<b>Would the development provide / retain sufficient parking?</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comment</b> (if applicable):
<b>Conclusion</b>
The proposed development would preserve the character and appearance of the Hatfield Conservation Area, would relate to the dwelling in a satisfactory manner and would not harm the amenities of the neighbouring properties.  The application is therefore recommended for approval.

**Conditions:**

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

**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>
2772 PL 02		Existing and Proposed Floor Plans	18 March 2020
2772 PL 03		Existing Elevations	18 March 2020
2772 PL 04		Proposed Elevations	18 March 2020
2772 PL 01		Location Plan and Existing and Proposed Roof Plan	18 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:**

Mr Mark Peacock  
19 June 2020