

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/1633/FULL  
**Location:** 14 Rooks Close and 109-117 Longcroft Lane Welwyn Garden City AL8 6EL  
**Proposal:** Replace of windows with uPVC, overclad fascias with uPVC, renewal of garden gate, and sectional replacement of bullnose timber to porches.  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2020/1633/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application is for the replacement of the existing double-glazed timber top hung casement windows to the block of flats that incorporate 109-117 Longcroft Lane and No.14 Rooks Close. The windows would be replaced with double glazed uPVC windows to match the existing styles of the existing timber units.</p> <p>It is also proposed to replace the existing timber side gate with a similar timber gate, to overclad the fascias with UPVC and to replace part of the timber of the porches.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>Wards - Handside - Distance: 0</p> <p>CP - Cycle Path (Cycle Facility / Route) - Distance: 18.15</p> <p>HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p>
<b>Relevant planning history</b>	<p>Planning</p> <p>Application Number: N6/1993/0760/FP      Decision: Approval Subject to s106  Decision Date: 17 February 1994</p> <p>Proposal: Residential development comprising 147 dwellings for sale, 38 affordable housing units, internal estate roads, car parking, landscaping, noise barriers, new footway and cycleway. Off-site highway works involving closure</p> <p>Application Number: N6/1994/0178/FP      Decision: Granted      Decision Date: 14 April 1994</p> <p>Proposal: Modification to car parking provision and layout (Revised plans relating to Planning Permission Ref: N6/0760/93/FP)</p>

	<p>Application Number: N6/1994/0482/FP      Decision: Granted      Decision Date: 04 August 1994</p> <p>Proposal: Residential development comprising 147 dwellings for sale, 38 affordable housing units, internal estate roads, car parking, landscaping, noise barriers, new footway and cycleway. Off-site highway works involving closure</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 5 August 2020  Site Notice Expiry Date: 26 August 2020  Press Advert Display Date: 12 August 2020  Press Advert Expiry Date: 26 August 2020</p>		
<b>Summary of neighbour responses</b>	No responses.		
<b>Consultees and responses</b>	No responses.		
<b>Relevant Policies</b>			
<p><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</p> <p><u>Draft Local Plan Proposed Submission 2016:</u>  SP9 Place making and High Quality Design  SADM11 Amenity and Layout  SADM15 Heritage</p>			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment</b> (if applicable):			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<p><b>Comment</b> (if applicable): The development is located within the Welwyn Garden City Conservation Area. It should be noted that Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that '<i>special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area</i>'. Section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan. Also of relevance, and consistent with the NPPF, are Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's</p>			

Supplementary Design Guidance (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling.

The proposed window replacements would not harm the character and appearance of the conservation area. Many of the residential houses within the immediate vicinity have got uPVC windows so this development would not be uncharacteristic. The fenestration pattern would remain of similar appearance so the change of material only would be in keeping with the surrounding streetscene.

The application form states that the replacement windows would be white in colour. In order to preserve the character and appearance of the conservation area, a condition is recommended to ensure the replacement windows are white.

There are no objections to the replacement of the side gate and the overcladding of existing fascias with UPVC and replace part of the timber of the porches, as “like” for “like” replacement materials will be used.

The impact upon the character and appearance of the building and the conservation area would be acceptable, and in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 and SADM15 of the emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area.

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

Yes  No  N/A

**Comment** (if applicable):

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

**Any other issues** | N/A

### **Conclusion**

Having regard to the above, the proposed development is acceptable in terms of its impact upon the existing building, the street scene and neighbour amenity. It would also preserve the character and appearance of the Conservation Area in accordance with the requirements of S72 of the planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore recommended for approval.

### **Conditions:**

1. The external window frames, glazing bars, sills, other external decorations associated with the window fenestration hereby approved, and the fascia cladding and repairs to porch timberwork shall not be any colour other than white. All other external 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 and to preserve the character and appearance of the conservation

area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

#### 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>
2400	P01	Proposed Elevation and Section AA and BB	8 July 2020
2401	P01	Proposed Elevation and Section CC and Detail C	8 July 2020
2402	P01	Proposed Elevation and Section DD and Detail D	8 July 2020
2403	P01	Proposed Elevation and Section EE and Detail C	8 July 2020
2200	P02	Block 1 Existing Elevations	16 July 2020
2201	P03	Block 1 Proposed Elevations	8 September 2020
1000	P02	Location Plan and Site Plan	8 September 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. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
2. 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.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their

original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Michael Robinson  
29 September 2020