

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/2139/FULL  
**Location:** Warrenwood Manor Stables & Stud, Hornbeam Lane, Brookmans Park, Hatfield, AL9 6JF  
**Proposal:** Erection of rear extension to stable block  
**Officer:** Mr David Elmore

**Recommendation:** Granted

6/2020/2139/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises a large stable block located on the north-eastern side of Hornbeam Lane. The site lies within the Metropolitan Green Belt and Brickendon Wooded Slopes Landscape Character Area.</p> <p>The stable block forms part of the wider equestrian area associated with the Warrenwood Manor dwelling.</p> <p>Planning permission is sought for the erection of a rear extension to the stable block.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 0            LCA - Landscape Character Area (West End - Brickendon Wooded Slopes) - Distance: 0            PAR - PARISH (ESSENDON) - Distance: 0            ROW - BRIDLEWAY (ESSENDON 018) - Distance: 36.64            Wards - Brookmans Park &amp; Little Heath - Distance: 0            HEN - No known habitats present (high priority for habitat creation) - Distance: 0            SAGB - Sand and Gravel Belt - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2017/2001/FULL            Decision: Refused            Decision Date: 01 November 2017            Proposal: Change of use of part of first floor stables building to residential flat for use by visiting family members and relatives</p> <p>Application Number: 6/2017/1405/FULL            Decision: Granted            Decision Date: 24 August 2017            Proposal: Change of use of part of first floor of stables building to residential flat for the stables manager</p> <p>Application Number: S6/2009/2556/MA            Decision: Granted            Decision Date: 21 January 2010            Proposal: Change of use to equestrian with associated manege, rides and landscaping</p>

	<p>Application Number: S6/2009/2574/FP  Decision: Granted  Decision Date: 18 January 2010  Proposal: Erection of new dwelling, three bay garage block, garden store together with retention and alteration of the existing stables, landscaping and all other ancillary works. Following demolition of partially constructed dwelling, adjoining stables and garage blocks</p> <p>Application Number: S6/2000/1492/FP  Decision: Refused  Decision Date: 05 March 2001  Proposal: Erection of twenty box stable building</p> <p>Application Number: S6/1999/0372/FP  Decision: Granted  Decision Date: 09 August 1999  Proposal: Change of use of land to equestrian with associated manege, rides and landscaping</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 17 September 2020 Site Notice Expiry Date: 8 October 2020		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	Hertfordshire Ecology – Informative advised		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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			
<b>Main Issues</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the development reflect the character of the building?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Green Belt</b>	Policy GBSP1 of the District Plan states that the Green Belt will be maintained in the Borough as defined in the Proposals Map.  <i>Appropriateness</i>  Paragraph 145 of the NPPF outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions. One of these exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This approach is broadly consistent with Policy RA3 of the District Plan.  The District Plan and NPPF do not provide any detailed guidance on how to		

determine whether an extension is disproportionate. This is, therefore, ultimately a planning judgement of fact and degree, which demands that each proposal is considered in relation to the size and appearance of the original building. The proposed increase in volume, footprint and floor area are commonly used indicators, however, as well as mathematical calculations, the visual impact of the extension has to be considered.

The NPPF defines "original building" as a building as it existed in July 1948 or, if constructed after that date, as it was originally built.

Planning permission was previously granted on appeal in 2001 for the stable block (application number S6/2000/1492/FP) but it had been built significantly larger than the approved plans and of a varying design. A modified building (now the existing stable block) was granted planning permission in 2009 under application number S6/2009/2574/FP. As the 2001 stable block was not built, it is considered that the modified 2009 stable block is the original building.

The original stable block had a footprint of 530.8sqm, floor area of 872.7sqm, width of 37 metres, depth of 18 metres (including front projection) and height of 7.5 metres.

The original building has been extended through an external terrace projecting beyond the rear wall of the stable block and open-top manure store adjoining the rear corner of the stable block. There is no record of planning permission for these additions.

The external terrace is used as a courtyard and provides level access to the horse walker and field beyond. There is also a sliding shutter door on the exposed rear wall of the terrace which provides some below ground storage.

The terrace has a footprint of approximately 421.3sqm and height of 1.9 metres above the highest adjacent ground level. The open-top manure store has a footprint of approximately 28.8 metres and maximum height of 2.1 metres. These extensions, when combined, have increased the footprint of the original building by approximately 84.8% which is significant.

The proposed rear extension would extend the depth of one side of the stable block by 8.6 metres, in line with the end of the courtyard terrace. The form, height and appearance of the extension would match existing. This rear extension would have a footprint of approximately 88.8sqm. In combination with the above extensions, the footprint of the original building would be increased by 101.5%.

Land levels at the site slope downward to the south-west and downward to the north-east. Beyond the rear courtyard land levels have also been partially regraded to provide level access to the field. The slope of the land means that the height of the south-west flank wall of the building gradually increases in height from front to rear.

In terms of the rear terrace, as a result of the alterations to the land levels of the field onto which it adjoins, only its south-west facing flank wall and part of its rear wall are visible above existing ground level. This factor, together with the terrace being open, significantly reduces both its spatial and visual impact when read against the size of the original building.

The manure store is modest in scale relative to the original building and has a very limited visual impact.

The proposed rear extension would only increase the footprint and floor area of the stable building itself by approximately 16.7% and 10.2% respectively. It would also reduce the footprint of the rear terrace. Visually, the extension

	<p>would sit comfortably alongside the original building, would not dominate the original building, nor fundamentally alter its character or appearance. Also, the location of the existing extensions and proposal are within an extensive equestrian complex with very limited visibility beyond the immediate area.</p> <p>Having regard to the above, it is considered that the proposed extension, when considered cumulatively with existing non-original extensions, would not result in disproportionate additions over and above the size of the original building. The proposal would therefore represent appropriate development in the Green Belt. The Courts have held that appropriate development is not harmful to Green Belt openness or the purposes of including land within it.</p>
<b>Use of stables</b>	<p>In the allowed appeal for the original stable building (S6/2000/1492/FP), the Inspector imposed a condition requiring the stables to only be used in association with the change of use of the land to equestrian use (application number S6/2000/1492/FP) and not for any commercial livery or riding school in order to ensure that the use complies with Green Belt policy. This condition was re-imposed when granting planning permission for the modified stable block and still remains relevant.</p> <p>The proposed extension would increase the number of loose boxes from 18 to 22. For the avoidance of doubt, it is considered prudent to re-impose this use condition in the event of a grant of planning permission to extend the stable block.</p>
<b>Conclusion</b>	
Subject to the suggested condition, the proposed development would accord with all relevant local and national planning policies.	

**Conditions:**

1. The stable building hereby permitted shall only be occupied in conjunction with the equestrian use permitted on the adjoining land and shall not at any time be used for any commercial livery or riding school purposes.

REASON: To restrict the use of the building in the interest of maintaining the Green Belt, in accordance with Policy GBSP1 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>
703/LP1		Location Plan	24 August 2020
215		Existing Site Plan	24 August 2020
216		Proposed Site Plan	24 August 2020
211		Existing Ground & First Floor Plan	24 August 2020
212		Existing Elevations	24 August 2020

213	Proposed Ground & First Floor Plan	24 August 2020
214	Proposed Elevations	24 August 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.
2. 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)

3. If bats, or evidence for them, are discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England, to avoid an offence being committed.

**Determined By:**

Mr Mark Peacock  
10 November 2020