

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

DELEGATED APPLICATION

Application No: 6/2020/2578/HOUSE
Location: Gable House Warren Wood Kentish Lane Hatfield AL9 6JG
Proposal: Erection of outbuilding
Officer: Mr David Elmore

Recommendation: Granted

6/2020/2578/HOUSE

Context	
Site and Application description	<p>The application site comprises a one and a half storey dwelling (known as The Gable House) with an expansive rear garden. The Gable House is a Grade II listed building.</p> <p>Planning permission is sought for the erection of a single storey outbuilding (greenhouse) in the rear garden of the property. This greenhouse would have a simple pitched roof form, a footprint of approximately 11sqm, eaves height of 1.7 metres and ridge height of 2.972 metres</p> <p>It would have a low level brick wall below aluminium framed glazing. The door would have an aluminium frame with glazing. The paint colour of the aluminium frame will match the existing house.</p> <p>The site is located in a rural area and lies within the Metropolitan Green Belt and West End - Brickendon Wooded Slopes Landscape Character Area.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING C1860.Yellow brick with polychrome brick - Distance: 0 GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (West End - Brickendon Wooded Slopes) - Distance: 0 PAR - PARISH (ESSENDON) - Distance: 5.38 PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (ESSENDON 020) - Distance: 15.12 ROW - FOOTPATH (ESSENDON 019) - Distance: 7.91 Wards - Brookmans Park & Little Heath - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2020/1675/LB Decision: Withdrawn (application submitted in error) Decision Date: 23 September 2020 Proposal: Erection of outbuilding</p> <p>Application Number: S6/2002/0746/FP Decision: Granted Decision Date: 17 July 2002 Proposal: Detached garage/store</p> <p>Application Number: S6/1997/0404/FP Decision: Granted Decision Date: 04 July 1997</p>

	<p>Proposal: Conversions, extensions and alterations of existing stables and residential accommodation to form 3 No. dwellings and associated garaging. Change of use from livery stables to residential use</p> <p>Application Number: S6/1989/0544/FP Decision: Approval Subject to s106 Decision Date: 28 March 1989 Proposal: The conversion and extension of stables to form four residential units and erection of garage block to serve new residential units</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Publicity	Site Notice Display Date: 15 October 2020 Site Notice Expiry Date: 5 November 2020 Press Advert Display Date: 21 October 2020 Press Advert Expiry Date: 11 November 2020		
Summary of neighbour responses	Representation received from neighbour at Warrenwood Stables supporting the application		
Consultees and responses	No representations received		
Relevant Policies			
<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 (SDG) <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others: Policies RA3 and RA10 of the District Plan			
Main Issues			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: A listed building consent application was mistakenly submitted for the same greenhouse in July 2020. Before this error was realised, consultations were issued and the Council's Built Heritage Consultant provided comments. Whilst recognising that listed building consent was not required, the Council's Built Heritage Consultant raised no objection to the building in terms of its impact on the setting of the listed building. It is therefore considered that the proposed development would not harm the significance of this designated heritage asset and there would be no conflict with the NPPF in this respect or the Planning (Listed Buildings and Conservation Areas) Act.			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Other considerations			
<u>Green Belt</u>			
Policy GBSP1 states that the Green Belt will be maintained in Welwyn Hatfield as defined on the Proposals Map.			
Paragraph 145 of the NPPF outlines that a local planning authority should regard the construction of			

new buildings as inappropriate development in the Green Belt, apart from a limited number of exceptions. One of these exceptions (relevant in this case), 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(i) of the District Plan.

The outbuilding, whilst strictly not an extension to the building, is considered to be a domestic adjunct given its close proximity and relationship with the main dwelling. Policy RA3 of the District Plan also applies to those outbuildings for which planning permission is required. As such, for the purpose of this assessment, this outbuilding should also be treated as an extension to the building.

The main dwelling is as original. There is an open-sided summerhouse with a hipped roof in the rear garden but no planning history exists.

Planning permission was granted in 2002 (application number: S6/2002/0746/FP) for a garage/store at the bottom corner of the rear garden, but this was not implemented.

The proposed greenhouse is modest in scale and would not compete with or overwhelm the original dwelling. The separation distance between the proposed greenhouse and the existing summerhouse would also ensure that they are not read a single entity.

Having regard to the scale and location of the proposal, and also the non-original summerhouse, it is considered that these additions, when taken together, would be proportionate additions to the original building. Accordingly, the proposal would represent appropriate development in the Green Belt.

The Courts have held that appropriate development in the Green Belt does not harm Green Belt openness or the purposes of including land within it.

Conclusion

The proposed development would accord with all relevant local and national planning policies.

DRAWING NUMBERS

1. 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
L001		Location Plan	5 October 2020
EGA001		Existing Site Plan	5 October 2020
GA001		Proposed Site Plan	5 October 2020
GH001		Proposed Floor Plan, Elevations and Site Context Elevation	5 October 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 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

Determined By:

Mr Mark Peacock
3 December 2020