

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

DELEGATED APPLICATION

Application No: 6/2021/1061/HOUSE
Location: 24 Church Street Hatfield AL9 5AW
Proposal: Installation of 1 x velux conservation rooflight, repairs to front dormer windows, replacement window sills to front elevation, replace canopy to front door, replace front entrance steps and general repair to mortar on front elevation.
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2021/1061/HOUSE

Context			
Site and Application description	<p>The application building is a Grade II listed dwelling (formerly The Travellers' Rest Public House) which occupies a prominent position on the corner of Church street as the road bends to continue upwards towards St Etheldreda's church. The site is within Old Hatfield Conservation Area.</p> <p>The proposals are for the installation of a Velux conservation rooflight on the rear roof slope, repairs to the front dormer windows, replacement window sills to the front elevation, the replacement of the canopy to the front door, the replacement of the front entrance steps and general repair to mortar on front elevation.</p> <p>The application originally included a front footlight on the roofslope, but this was removed as it was considered harmful to the historic character of the building.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING House, (Formerly The Travellers' Rest PH). Later - Distance: 0 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS17 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2017/0929/LB Decision: Granted Decision Date: 04 July 2017 Proposal: Installation of timber framed rear bi-fold doors following the removal of existing windows and door</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 28 April 2021		

	Site Notice Expiry Date: 20 May 2021 Press Advert Display Date: 7 April 2021 Press Advert Expiry Date: 28 April 2021
Summary of neighbour responses	None
Consultees and responses	No objections, subject to conditions, from the following: <ul style="list-style-type: none"> • Conservation Officer No comments from the following: <ul style="list-style-type: none"> • Hertfordshire County Council Historic Environment Advisor • Hatfield Town Council • Joint Committee of the National Amenity Societies
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	
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	
<p>Comment (if applicable): Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “<i>special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>”.</p> <p>The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Paragraph 192 of the National Planning Policy Framework states, ‘<i>In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> - <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> - <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> - <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i> <p>Paragraph 193 of the NPPF outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, ‘great weight’ should be given to the asset’s conservation and the more important the asset the greater the weight it should be given. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and world heritage sites, should be wholly exceptional. Where the harm is considered less than substantial Paragraph 196 states that this should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p>	

The proposals have been revised to omit the front rooflight (better preserving the traditional appearance of the front roofslope) and to replace the cills with timber rather than stone (timber being a more in keeping with the local vernacular). It has also been confirmed that the rear rooflight will be positioned between existing rafters to avoid the unnecessary loss of historic fabric.

There are now no objections to the proposals as they are sympathetic to the building and the Conservation Area. There is no harm to the significance of the listed building or Conservation Area (as per Section 16 of the NPPF).

Would the development reflect the character of the area?

Yes No

Comment (if applicable): District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the principles of the NPPF that planning should seek to secure high quality design.

The development would be acceptable in terms of its appearance and would maintain the character of the area. In this respect, no objections are raised with regard to District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

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

Yes No N/A

Comment (if applicable): No comments have been received from adjoining neighbours.

The amenity of all adjoining neighbours would be maintained to an acceptable level in accordance with District Plan Policy D1; the Supplementary Design Guidance; and the National Planning Policy Framework.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues: *Site Visit*

A site visit has not been undertaken at the rear of the application site in the interest of social distancing and slowing the spread of Covid-19.

Conclusion

The proposed development is considered to be in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; the National Planning Policy Framework; and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions:

1. No development above ground level in any phase of the development shall take place until samples (including photographs) of the stone and brick for the front steps and a sample panel of re-pointing works to show mortar colour and mix, and pointing profile have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved details and subsequently, the approved details shall not be changed.

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.

2. The rear rooflight hereby permitted must be positioned flush with the roof tiles. Subsequently, the rooflight shall be retained to be positioned flush with the roof tiles.

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

3. 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
Block Plan		Block Plan	30 March 2021
Location Plan		Location Plan	30 March 2021
		Existing Front Elevation	30 March 2021
		Existing Rear Elevation	30 March 2021
DD989	A	Proposed Front and Rear Elevations	1 June 2021

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 applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

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. 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
10 June 2021