

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/1616/LB  
**Location:** Second Floor Flat 12 Fore Street Hatfield AL9 5AH  
**Proposal:** Removal of existing life expired County Council maintained and operated wall-mounted street lighting and associated fixings. Fitting new County Council maintained and operated wall-mounted heritage-style street lighting and associated fixings.  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/1616/LB

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located to the rear of Flat 12 on a track away from Fore Street. The property is located within the Old Hatfield Conservation Area and is also a Grade II* listed building (list entry no. 1296264).</p> <p>The applicant seeks listed building consent for the replacement of a County Council owned, operated and maintained wall-mounted heritage-style street lighting and associated fixings.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: HATF; - Distance: 0            LBC - LISTED BUILDING - 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>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Neighbour letters</p> <p>Site Notice Display Date: 29 September 2021            Site Notice Expiry Date: 20 October 2021</p> <p>Press Advert Display Date: 15 September 2021            Press Advert Expiry Date: 6 October 2021</p>		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	Conservation Consultant – No objection		

Relevant Policies	
<input checked="" type="checkbox"/> NPPF	
Main Issues	
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	<p>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>”. The specific historic environment policies within the National Planning Policy Framework (NPPF) are contained within paragraphs 189-208. Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</p> <p>It is understood that the proposed replacement matches other streetlamps in the vicinity and its design is not intrusive. The proposed feeder pillar (to be coloured black) introduces an additional fixture to the elevation which is not ideal, but the replacement of the existing lamp perhaps also presents an opportunity to remove other redundant wiring and fixtures from this elevation.</p> <p>As the proposed streetlamp replaces an existing one and is a reversible addition to the building, on balance there are no objections to the proposal. There is not considered to be any additional harm to the significance of the listed building or the Conservation Area.</p>
Conclusion	
The proposal is considered to be compliant with the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990 and is recommended for approval.	

#### DRAWING NUMBERS

- 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
1300 01		Elevations	1 September 2021
LP		Site Location Plan	20 May 2021
BP		Block Plan	20 May 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).

**Determined By:**

Mr Mark Peacock  
21 October 2021