WELWYN HATFIELD BOROUGH COUNCIL

EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

**Application No:** 6/2021/1634/LB

**Location:** Eight Bells 2 Park Street Hatfield AL9 5AX

**Proposal:** Erection of illuminated and non-illuminated signs to the exterior of the building

**Officer:** Ms Kirsty Shirley

# **Recommendation:** Granted

6/2021/1634/LB

|  |
| --- |
| **Context** |
| **Site and Application description** | The application building is a Grade II listed public house and is considered to date from the seventeenth century. The public house is within Old Hatfield Conservation Area and occupies a prominent position on the corner of Park Street and Fore Street.This application follows previously refused application 6/2021/0557/LB, which was refused on the basis that the proposed development would materially harm the character and significance of the Grade II Listed Building and the Old Hatfield Conservation Area. While the degree of harm was considered less than substantial, no public benefits were demonstrated to exist.  |
| **Constraints (as defined within WHDP 2005)** | CA - Conservation Area: HATF; - Distance: 0LBC - LISTED BUILDING Large house of early C18. Now house and office. - Distance: 11.69LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 20.98LBC - LISTED BUILDING House (formerly a pair known as Nos 15 and 17). - Distance: 24.45LBC - LISTED BUILDING House. Mid-late C18. Painted brick. Slate - Distance: 36.53LBC - LISTED BUILDING House, formerly butchers shop. Early C19. - Distance: 41.3LBC - LISTED BUILDING House. Late C17 painted brick front, probably to - Distance: 45.83LBC - LISTED BUILDING Terrace of houses. C18 red brick casing, prob. - Distance: 0.01LBC - LISTED BUILDING Also included 15/196. - Distance: 0LBC - LISTED BUILDING House pair, left one now part of public house. - Distance: 0.03LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber - Distance: 8.94LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 - Distance: 9.88LBC - LISTED BUILDING House. Early C19 red brick front to earlier - Distance: 15.4LBC - LISTED BUILDING House. Late C18 or early C19 red brick front. - Distance: 25.3LBC - LISTED BUILDING House pair. Red brick front, prob Late C18. C17 - Distance: 41.99LBC - LISTED BUILDING Houses and shop. C17 timbr frame. Long range - Distance: 5.76LBC - LISTED BUILDING House. C15 probable origin. A timber framed hall - Distance: 23.15LBC - NULL Signpost on pavement in front of 2 Park Street, Old Hatfield - Distance: 0.06PAR - PARISH (HATFIELD) - Distance: 0Wards - Hatfield East - Distance: 0A4HD - Article 4 HMO Direction - Distance: 0HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0  |
| **Relevant planning history** | Application Number: E6/1972/4019/ Decision: Granted Decision Date: 06 November 1972Proposal: Store building and garageApplication Number: S6/1984/0612/LB Decision: Granted Decision Date: 27 December 1984Proposal: Repair/rebuild existing second floor gableApplication Number: S6/1990/0223/LB Decision: Granted Decision Date: 14 May 1990Proposal: Internal alterations; erection of new signs and lighting; redecoration including the painting of the external wallsApplication Number: S6/1990/7014/AD Decision: Granted Decision Date: 14 May 1990Proposal: Erection of externally illuminated signs Application Number: S6/1996/0721/AD Decision: Granted Decision Date: 16 January 1997Proposal: Installation of externally illuminated fascia, wall and post signs Application Number: S6/1996/0737/LB Decision: Granted Decision Date: 16 January 1997Proposal: Addition of signage and lighting to front elevation Application Number: 6/2021/0287/FULL Decision: Decision Date: Proposal: Erection of timber posts with lighting, alterations to existing pergola roof, installation of planter troughs to replace existing gate and erection of close board fenced gate and posts.Application Number: 6/2021/0288/LB Decision: Decision Date: Proposal: Erection of timber posts with lighting, alterations to existing pergola roof, installation of planter troughs to replace existing gate and erection of close board fenced gate and posts. Internal installation of hard flooring and carpet on ground floor with existing timber floor to be lightly sanded, alteration of hearth to stone slab, installation of first floor fire resistant wall, and installation of first floor fire doors.Application Number: 6/2021/0557/LBDecision: Decision Date: Proposal: Installation of non-illuminated 1x fascia sign, 1x post mounted sign, 2x painted mural signs, 1x vinyl wall mounted sign, 2x wall mounted signsand 1x lockable poster case and three gold lanterns and two upward facing LED floodlights to facilitate signsApplication Number: 6/2021/1632/ADV Decision: Decision Date: Proposal: Installation of:Sign A - 1 x new timber fascia sign with applied 10mm bevel-faced perspex house name letters. new trough light to illuminate.Sign B - 1 x new double sided timber pictorial sign with applied painted detail. fixed to existing post & gibbet. new linolites to illuminate.Sign C - 1 x new signwritten mural to wall.Sign D - 1 x new timber history board with applied painted text.Sign E - 2 x new timber amenity boards with applied painted text.Sign F - 1 x new A2 lockable poster case.Sign G - omittedSign H - 3 x new lanterns.Sign I - 2 x new led floodlights. |
| **Consultations** |
| **Neighbour representations** | Support: 0 | Object: 0 | Other: 0 |
| **Publicity** | Site Notice Display Date: 24 June 2021Site Notice Expiry Date: 15 July 2021Press Advert Display Date: 16 June 2021Press Advert Expiry Date: 7 July 2021Neighbour notification letter  |
| **Summary of neighbour responses** | None received  |
| **Consultees and responses** | HCC Historic Environment Advisor – no response Hatfield Town Council – no response Conservation Consultant – Comment: *The proposals preserve the special interest of the listed building and do not cause harm to its significance, in accordance with Section 16 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.* |
| **Relevant Policies** |
| [x]  NPPF [x]  SADM 15 |
| **Main Issues** |
| **Impact on the character and setting of the listed building and adjoining listed buildings** | Section 66(1) of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have *“special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest it possesses”.*The specific historic environment policies within the National Planning Policy Framework (NPPF) are contained within paragraphs 184-202. Paragraph 192 of the NPPF states: *“In determining applications, local planning authorities should take account of:* 1. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
2. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
3. *the desirability of new development making a positive contribution to local character and distinctiveness*.”

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 195 of the NPPF states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial Paragraph 196 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances. Draft Local Plan Policy SADM15 is similar in these aims, where successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided*.*This application follows previously refused application 6/2021/0557/LB. One of the issues with the previously refused application was the use of materials other than timber for some of the signs which was considered out of keeping with the character of the pub. Signs A, B and E are now timber and no objections are raised in regards to these signs. While timber is preferable, in regards to Sign F (which is a poster case) it is appreciated that timber is not suitable for the type of sign and the posted case is considered acceptable in this instance. There are no objections to the replacement and repositioning of the lantern lights (Sign H). In regards to Sign D, the Retaining the panel of historic information is supported. It is therefore considered that the proposed amendments overcome the previous refusal reasons of application 6/2021/0557/LB and the proposal would therefore be in accordance with Policy SADM15 of the Welwyn Hatfield Draft Local Plan; Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; and the National Planning Policy Framework. |
| **Conclusion** |
| The proposed development would not materially harm the character and significance of the Grade II Listed Building and the Old Hatfield Conservation Area and substantial harm and the proposal is contrary to Policy SADM15 of the Welwyn Hatfield Draft Local Plan; the Planning (Listed Buildings and Conservation Areas) Act 1990; and the National Planning Policy Framework. |

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** |
| LP |  | Site Location Plan | 21 May 2021 |
| 16690-Planning 2 |   | Proposed External | 6 October 2021 |
| 16690-Planning 2 |   | Proposed Signs | 6 October 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 Derek Lawrence

15 November 2021