

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/1909/HOUSE  
**Location:** 29 Northaw Road East Cuffley Potters Bar EN6 4LU  
**Proposal:** Conversion of garage to kitchen with alterations to walls and roof  
**Officer:** Ms Kelsey Collins

**Recommendation:** Granted

6/2021/1909/HOUSE

<b>Context</b>			
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0		
<b>Relevant planning history</b>	Application Number: 6/2021/2008/HOUSE Decision: awaiting determination Decision Date: 27 <sup>th</sup> Aug 2021 Proposal: 900 mm extension to existing rear balcony with steel supports  Application Number: S6/1992/0067/FP Decision: Granted Decision Date: 02 March 1992 Proposal: Single storey rear extension incorporating loft conversion and balcony		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	None received		
<b>Relevant Policies</b>			
<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 checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b> In terms of appearance, the garage door at the front of the dwelling will be replaced with a single window and the existing side kitchen door will be replaced with a window and			

the flat roof to the front of the existing garage will be replaced with a pitched roof and a roof lantern added, with rear patio doors and steps down to the rear garden area. Due to the minor alteration to the dwelling it not considered to impact the character and appearance of the property or the sider area.

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable): See above

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

Yes  No  N/A

**Comment** (if applicable):

It is considered that owing to the scale, sitting and orientation of the proposal, the development would not have any significant detrimental impact on the residential amenity of the neighbouring properties.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

Although the proposal converts the garage into a habitable room, the front of the site has a large paved area with off street parking for three vehicles, it is therefore considered the site remain sufficient parking and the proposal would not impact on highway safety.

**Conclusion**

The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, the Welwyn Hatfield District Plan and Supplementary Design Guidance.

**DRAWING NUMBERS**

1. 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>
H/01r		Existing & Proposed Floor Plans & Proposed Elevations	22 June 2021
H/02		Existing & Proposed Sections	1 July 2021
H/04		Existing Elevations	1 July 2021
H/03		Existing Elevations	1 July 2021
H/05		Block & Location Plans	22 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. 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. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
3. 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.
4. 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)

### **Determined By:**

Mr Mark Peacock  
13 August 2021