

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

DELEGATED APPLICATION

Application No: 6/2021/2583/LB
Location: 10 Fore Street Hatfield AL9 5AH
Proposal: Insertion of 13 x glazing panels to the interior of the dwelling
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2021/2583/LB

Context			
Site and Application description	The property is a Grade II listed building located within the Old Hatfield Conservation Area.		
Constraints (as defined within WHDP 2005)	CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING House. Early C18. red brick. Plain tile hipped - Distance: 0 LBC - LISTED BUILDING Late C18 red brick house. Plain tile gable end - 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		
Relevant planning history	Application Number: E6/1973/0610/ Decision: Granted Decision Date: 16 March 1973 Proposal: Section 53 determination (residential use of nos. 6 & 8 Fore Street) Application Number: E6/1973/0195/ Decision: Refused Decision Date: 03 April 1973 Proposal: Change of use from residential to office. Application Number: S6/2005/0693/LB Decision: Granted Decision Date: 01 August 2005 Proposal: Proposed third floor bathroom improvements Application Number: S6/2011/0491/S73B Decision: Granted Decision Date: 11 May 2011 Proposal: Replacement of windows to front and rear elevation and replacement door to side elevation (time extension of planning permission S6/2008/0206/LB)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0

Publicity	Press Advert Display Date: 29 September 2021 Press Advert Expiry Date: 20 October 2021
Summary of neighbour responses	No representations received
Consultees and responses	Conservation Officer - No objection
Relevant Policies	
<input checked="" type="checkbox"/> NPPF Others	
Main Issues	
Impact on the character and setting of the listed building and adjoining listed buildings	<p>Section 16 of the Listed Buildings and Conservation Areas Act 1990 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</p> <p>The proposal is to install secondary glazing units within the property. The existing windows are a key feature of the building and an important element of its significance. The proposed secondary glazing allows the preservation of the windows whilst upgrading the thermal performance and sound insulation of the building. The details submitted, including photographs, demonstrate that the proposed units can be accommodated within the existing reveals and within the width of the existing window frames (and meeting rail), thereby largely concealing the frames of the units from external view (other than the deeper reflections caused by the additional glazing). The proposed units are also a reversible addition.</p> <p>The installation of secondary glazing is recognised by Historic England (in their guidance <i>Traditional Windows: Their Care, Repair and Upgrading</i>, 2017) as a sympathetic solution to thermal and noise insulation issues. As such, there are no objections to the proposal as the special interest of the listed building is preserved and there is no harm to its significance as per the NPPF and Listed Buildings and Conservation Areas Act 1990.</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
		Location & Block Plans	6 September 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
8 November 2021