

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

DELEGATED APPLICATION

Application No: 6/2021/2619/LB
Location: 16 Fore Street Hatfield AL9 5AH
Proposal: Installation of a wall mounted street light including wall bracket, cabling and conduit on the front
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2021/2619/LB

Context			
Site and Application description	<p>The property is located within the Old Hatfield Conservation Area and is also a Grade II listed building, listed as The Garden House (list entry no. 1173320).</p> <p>The applicant seeks listed building consent for the installation of a wall mounted street light including wall bracket, cabling and conduit on the front. The proposal includes the removal of an existing streetlamp fixed to no.18 Fore Street which is also a Grade II listed building along with the adjoining house at no.20 (list entry no. 1101009).</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING House. Later C18. Chequered red brick on - Distance: 0 LBC - LISTED BUILDING House. Mid C18. Chequered red brick on a - Distance: 0 LBC - LISTED BUILDING House. Circa 1800. Red brick. Slate mansard roof - Distance: 0.03 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: S6/2010/1790/FP Decision: Granted Decision Date: 27 October 2010 Proposal: Erection of single storey rear extension and alterations</p> <p>Application Number: S6/2010/1791/LB Decision: Granted Decision Date: 27 October 2010 Proposal: Erection of single storey rear extension with alterations</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		

	<p>Site Notice Display Date: 24 September 2021 Site Notice Expiry Date: 15 October 2021</p> <p>Press Advert Display Date: 29 September 2021 Press Advert Expiry Date: 20 October 2021</p>
Summary of neighbour responses	No representations received
Consultees and responses	Conservation Officer - No objection
Relevant Policies	
<input checked="" type="checkbox"/> NPPF	
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 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 considered that the removal of the existing streetlamp on No.18 is a positive change. The proposed replacement lamp is mounted on a bracket beside the first floor window of no.16 has a traditional appearance. It is also proposed to install a feeder pillar to the base of the wall and a conduit running between the lamp and pillar. The design of the proposed streetlamp matches the proposed replacement lighting at other properties along Fore Street (subject to separate applications) and the consistent approach to the upgraded streetlighting is of benefit to the preservation of the character and appearance of the Conservation Area.</p> <p>Overall, the proposed design is not intrusive and is sympathetic to the traditional character of the streetscene. The proposed feeder pillar (to be coloured black) introduces an additional modern fixture to the front elevation, which is not ideal, but the proposed black colour will blend with the black painted plinth and its visual impact will be minimised. The streetlamp is also a reversible addition to the building.</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		Site Location Plan	8 September 2021
1300 02		Fore Street Old Hatfield front elevations-16 Fore Street	9 September 2021
	A	OS Map	9 September 2021
1300 04		Proposed Street Lighting Equipment Location Plan	9 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
2 November 2021