

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

DELEGATED APPLICATION

Application No: 6/2022/0194/LB
Location: St Thomas A Becket Northaw Road West Northaw Potters Bar
 EN6 4NW
Proposal: Demolition of existing external redundant boiler room
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/0194/LB

Context			
Site and Application description	Thomas A Becket Church is a Grade II* listed late 19th century church, designed by C Kirk and Son of Sleaford. Constructed of rock cut stone and with a slate roof, the church replaced an earlier 1809 church. It is also within Northaw Conservation Area.		
Constraints (as defined within WHDP 2005)	CA - Conservation Area: NORT; - Distance: 0 LBC - LISTED BUILDING Public House. C16 timber frame core, enclosed - Distance: 2.82 LBC - LISTED BUILDING Cottage terrace. Early C19. Red brick. Plain - Distance: 11.82 LBC - LISTED BUILDING Cottage, formerly pair. Early C19, possibly with - Distance: 18.72 LBC - LISTED BUILDING Originally the Rectory, now house. 1752 with - Distance: 1.16 LBC - LISTED BUILDING Church. 1881, by C Kirk and Son of Sleaford. - Distance: 0 LBC - NULL NULL - Distance: 2.43 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0		
Relevant planning history	Application Number: S6/2003/1519/FP Decision: Granted Decision Date: 08 December 2003 Proposal: Construction of new disabled ramp entrance. Application Number: S6/2003/1590/FP Decision: Granted Decision Date: 16 January 2004 Proposal: Erection of garden shed to rear of church		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 16 February 2022 Site Notice Expiry Date: 9 March 2022		

	Press Advert Display Date: 16 February 2022 Press Advert Expiry Date: 9 March 2022 Neighbour letters
Summary of neighbour responses	No representations received
Consultees and responses	Conservation Officer – No objection subject to a condition
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 1990 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 historic interest which it possesses”. 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>Planning permission is sought for the demolition of an existing external redundant boiler room. The boiler room is shown on historic OS maps. However, it is apparent that the boiler room has had considerable modern alteration and that the alteration has led to an untidy appearance that does not complement the building. Its removal would also prevent any further damage being caused to the south chapel.</p> <p>There is no objection to the demolition of the boiler room subject to a condition regarding details of the works to repair the wall once the boiler room is demolished, including the details of new materials, and details of the mortar mix.</p> <p>It is considered that the proposal would not significantly impact upon the special interest of the listed building and that the character and appearance of the conservation area would be preserved. The current proposal is considered to be in line with Sections 16(2), and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 the NPPF.</p>
Conclusion	
Subject to the planning condition above, it 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.	

Conditions:

1. No development shall commence until a Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement must include details of the works to repair the wall once the boiler room is demolished, including the details of new materials and of the mortar mix.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

DRAWING NUMBERS

2. 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
1427/01-001		Location & Site Plan	27 January 2022

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 March 2022