

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

DELEGATED APPLICATION

Application No: 6/2022/1125/HOUSE
Location: 103 Longcroft Lane Welwyn Garden City Hertfordshire AL8 6EL
Proposal: Replacement of existing conservatory roof with synthetic replica tiled roof
Officer: Ms Louise Sahlke

Recommendation: Granted

6/2022/1125/HOUSE

Context	
Site and Application description	<p>The application site comprises a mid- terrace dwelling in a long and narrow plot on the eastern side of the road. The dwelling has the benefit of a rear conservatory.</p> <p>The application is for the replacement of the existing conservatory roof with synthetic replica tiled roof. This also involves the replacement of some of the glazing with brick work and the roof has some element of glazing within it.</p> <p>The dimensions of the existing conservatory remain the same.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>Wards - Handside - Distance: 0</p> <p>CP - Cycle Path (Cycle Facility / Route) - Distance: 8.67</p>
Relevant planning history	<p>Planning</p> <p>Application Number: N6/2007/0887/FP Decision: Granted Decision Date: 07 August 2007</p> <p>Proposal: ERECTION OF REAR CONSERVATORY</p> <p>Application Number: N6/2007/1491/FP Decision: Granted Decision Date: 03 December 2007</p> <p>Proposal: ERECTION OF REAR CONSERVATORY</p> <p>Application Number: 6/2018/2315/HOUSE Decision: Granted Decision Date: 15 November 2018</p> <p>Proposal: Erection of rear dormer and conversion of loft</p> <p>Application Number: 6/2019/0326/COND Decision: Granted Decision Date: 26 February 2019</p> <p>Proposal: Submission of details pursuant to condition 1 (material samples for external surfaces) on planning permission 6/2018/2315/HOUSE</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 23 June 2022 Site Notice Expiry Date: 14 July 2022 Press Advert Display Date: 25 May 2022 Press Advert Expiry Date: 17 June 2022		
Summary of neighbour responses	None.		
Consultees and responses	No external consultation received.		
Relevant Policies			
<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"/> Supplementary Design Guidance Other policies: D8 of the District Plan <u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout SP11 Protection and enhancement of critical environmental assets SADM16 Ecology and Landscape SADM15 Heritage			
Main Issues			
Is the development within a conservation area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): See below.			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
<u>Context</u>			
The site is located within Welwyn Garden City Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Section 190 of the NPPF 2021 states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:			
a) the desirability of sustaining and enhancing the significance of heritage assets, and putting			

- them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Section 202 of the NPPF 2021 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

This part of Welwyn Garden City is characterised by varied properties, substantial soft landscaping and trees. Many properties have been extended.

Assessment

The bulk, size, massing, height, and architectural detailing of the proposal is considered acceptable.

A planning condition is required to ensure that the brickwork and associated works of the infill of the conservatory match the existing dwelling. This is in the interest of good design.

Conclusion

Accordingly, the proposal would represent good quality of design which has paid special attention to the desirability of preserving or enhancing the character or appearance of this application site and this part of the Welwyn Garden City Conservation Area in accordance to the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework 2021, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.

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

Yes No N/A

Comment (if applicable): The proposal would have no impact on the amenity of neighbouring properties.

Conclusion

The proposal is acceptable in regards to National and Local Planning Policy.

Conditions:

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 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
		Site location plan	16 May 2022
		Block Plan	16 May 2022
900-10408 2 of 2		Proposed Plan And Elevations	16 May 2022
900-10408 1 of 2		Existing Plan And Elevations	16 May 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).

Informatives:

- 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.
- The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
- 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.
- 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.
- 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 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

Determined By:

Mr Derek Lawrence
18 July 2022