

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

DELEGATED APPLICATION

Application No: 6/2022/2240/LB
Location: 4 Astwick Manor Coopers Green Lane Hatfield AL10 9BP
Proposal: Insertion of flue to main bathroom to facilitate new boiler
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2022/2240/LB

Context	
Site and Application description	<p>No.4 Astwick Manor is an apartment located within Astwick Manor and is a Grade II listed building (list entry no. 1101043) now converted to residential use with a large adjoining building to the west.</p> <p>This application seeks consent for the insertion of flue to main bathroom to facilitate new boiler.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING Manor House, now college headquarters. Lat C17 - Distance: 0 LBC - NULL NULL - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 HPGU - Astwick Manor - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Elfenbrook Field) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2002/1325/LB Decision: Granted Decision Date: 20 January 2003 Proposal: Conversion and Refurbishment of Listed Building to Form Six Residential Units and Demolition of Accommodation Block</p> <p>Application Number: S6/2003/0308/FP Decision: Granted Decision Date: 03 July 2003 Proposal: Conversion of listed manor into six residential units and provision of car parking</p> <p>Application Number: S6/2004/0849/LB Decision: Granted Decision Date: 07 September 2004 Proposal: Conversion of building into one 1 bedroom and five 2 bedroom apartments with 12 parking spaces</p> <p>Application Number: S6/2004/0873/FP Decision: Granted Decision Date: 07 September 2004 Proposal: Alterations and conversion of building into one 1 bedroom and five 2 bedroom apartments with 12 car parking spaces.</p>

	Application Number: S6/2004/1694/FP Decision: Granted Decision Date: 01 March 2005 Proposal: External site works including construction of vehicle access ways and footpaths, parking areas, cycles stands, bin stores, tennis court, underground gas storage tanks and erection of entrance gates		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 29 November 2022 Site Notice Expiry Date: 20 December 2022 Press Advert Display Date: 16 November 2022 Press Advert Expiry Date: 7 December 2022		
Summary of neighbour responses	None received		
Consultees and responses	The Gardens Trust – No comment. Place Services – 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 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, ‘<i>In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> - <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> - <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> - <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i> <p>Paragraph 199 of the NPPF outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, ‘great weight’ should be given to the asset’s conservation and the more important the asset the greater the weight it should be given. Paragraph 201 of the NPPF states that where proposed development will lead to substantial harm, or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial Paragraph 202 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>Draft Local Plan Policy SADM15 is similar in these aims, where successive small-scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided.</p>		

	It is proposed to install a new boiler within apartment No.4 with a new flue positioned on the west elevation at first floor alongside a projecting dormer window. The west elevation is well screened from view by the adjoining modern block and the proposed flue would not affect any principal elevations or intrude into key views of the listed building. Whilst there would be some loss of historic fabric, this is considered to be minor and will not affect the building's overall special interest. There are no objections to the proposal as it will not affect the special interest of the listed building or harm its significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.
Any other considerations	N/A
Conclusion	
The proposed development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.	

Conditions:

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
E0	0	Existing Site and Block Plan	8 November 2022
E3	0	Existing Rear Elevation	26 October 2022
E1	0	Existing Ground Floor Plan	26 October 2022
E2	0	Existing Front Elevation	26 October 2022
E4	0	Existing Side Elevation	26 October 2022
P3	0	Proposed Rear Elevation	26 October 2022
P1	0	Proposed Ground Floor Plan	26 October 2022
P2	0	Proposed Front Elevation	26 October 2022
P4	0	Proposed Side Elevation	26 October 2022
P0	0	Proposed Site and Block Plan	28 October 2022

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

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. 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.
3. 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.
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 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 Mark Peacock
30 December 2022