

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2022/2715/LB
Location: 10 Park Street Hatfield AL9 5AX
Proposal: Erection of outbuilding in rear garden
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/2715/LB

Context	
Site and Application description	<p>The application property is a two-storey end-of-terrace house on Park Street in Old Hatfield. It is Listed Grade II and in a terrace of four other listed two-storey buildings. The site is in the Old Hatfield Conservation Area.</p> <p>Listed building consent is sought the erection of outbuilding in rear garden. The outbuilding will comprise of a single room with a small WC and would provide additional space to home working.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING Large house of early C18. Now house and office. - Distance: 34.52 LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 40.54 LBC - LISTED BUILDING House (formerly a pair known as Nos 15 and 17). - Distance: 42.47 LBC - LISTED BUILDING Terrace of houses. C18 red brick casing, prob. - Distance: 0 LBC - LISTED BUILDING Also included 15/196. - Distance: 8.29 LBC - LISTED BUILDING House pair, left one now part of public house. - Distance: 15.14 LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber - Distance: 18.75 LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 - Distance: 24.51 LBC - LISTED BUILDING House. Early C19 red brick front to earlier - Distance: 31.21 LBC - LISTED BUILDING House. Late C18 or early C19 red brick front. - Distance: 41.44 LBC - LISTED BUILDING Houses and shop. C17 timbr frame. Long range - Distance: 7.2 LBC - LISTED BUILDING House. C15 probable origin. A timber framed hall - Distance: 9.55 LBC - LISTED BUILDING Public House. C18 red brick casing, painted. C17 - Distance: 40.08 LBC - NULL Signpost on pavement in front of 2 Park Street, Old Hatfield - Distance: 21.23 SAG - 0 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield East - Distance: 0</p>

	<p>A4HD - Article 4 HMO Direction - Distance: 42.4 HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 43.98</p>
<p>Relevant planning history</p>	<p>Application Number: 6/2022/2714/HOUSE Decision: Decision Date: Proposal: Erection of outbuilding in rear garden</p> <p>Application Number: S6/1995/0054/FP Decision: Granted Decision Date: 12 April 1995 Proposal: Change of use from estate agent to residential with alteration to front, and formation of 2 rear roof lights to attic</p> <p>Application Number: S6/1995/0055/LB Decision: Granted Decision Date: 12 April 1995 Proposal: Internal and external alterations including installation of two rear roof lights.</p> <p>Application Number: S6/1997/0205/LB Decision: Granted Decision Date: 09 May 1997 Proposal: Demolition of existing outbuilding in rear garden</p> <p>Application Number: S6/1997/0908/FP Decision: Granted Decision Date: 08 December 1997 Proposal: Erection of boundary wall</p> <p>Application Number: S6/2010/0534/LB Decision: Granted Decision Date: 29 June 2010 Proposal: Removal of rear single door and replace with window. Enlargement downwards of lower floor window at rear of property, to be the same size as the upstairs windows</p> <p>Application Number: S6/2012/1106/LB Decision: Granted Decision Date: 16 July 2012 Proposal: Re-pointing of front elevation, using traditional lime based mortar</p> <p>Application Number: S6/2013/0892/LB Decision: Granted Decision Date: 26 June 2013 Proposal: Replacement of front door and repainting of external door</p> <p>Application Number: 6/2016/0123/LB Decision: Refused Decision Date: 19 May 2016 Proposal: Replacement of existing windows with 6 identical double-glazed timber windows at the front and side of the property</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 21 December 2022 Site Notice Expiry Date: 13 January 2023 Press Advert Display Date: 14 December 2022 Press Advert Expiry Date: 6 January 2023 Neighbour letters		
Summary of neighbour responses	No representations received		
Consultees and responses	No representations received		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF Policy SADM15 of the Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating the Proposed Main Modifications (January 2023) (Draft Local Plan)			
Main Issues			
Impact on the listed building and adjoining listed buildings	<p>Section 16 of the Planning (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”. Both the NPPF and the Planning Practice Guidance are material considerations in relevant planning applications and in relation to all Listed Building Consents and planning permission for relevant demolition in a Conservation Area.</p> <p>In December the Council agreed to progress the Draft Local Plan to Main Modifications and at this stage the Inspector has considered the Plan and identified where changes should be made through the inclusion of Main Modifications. Therefore, significant weight should be given to the modified policies and proposals at this stage including Policy SADM15 which provides a suitable benchmark for assessing the proposal which affect designated heritage assets and the wider historic environment.</p> <p>The proposed outbuilding is not attached to the principle listed building. Usually this means that LB consent is not required. In this case the proposed outbuilding would be attached to a boundary wall. Although the boundary wall is modern and of no heritage value, it is itself attached to the principle building and therefore it is protected by the listing.</p> <p>The proposal is for a small outbuilding in a residential garden. Sympathetic materials are proposed and can be secured by condition. The building is well separated from the principle Listed Building (approx. 12m). The site is surrounded by a wall which will partially screen the new building although the roof will be clearly visible from surrounding properties and glimpsed from the public highway. Beyond the boundary wall the application site is surrounded by other residential gardens, a pub garden and a garage block. As well as numerous garages, there are numerous garden structures of varying design within the setting. The proposal would therefore not appear unduly prominent or out of character with the area. Subject to the conditions, there will be no harm caused to the significance of the principle listed building or other nearby listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Planning Policy Framework, and Policy SADM15 of the emerging plan.</p>		

Conclusion

The proposal is considered to be compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Planning Policy Framework, and Policy SADM15 of the emerging plan.

Conditions:

1. No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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

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
GB/2022/400		Location plan red lined	2 December 2022
GB/2022/401		Existing and proposed block plans @A4	2 December 2022
GB/2022/402		Existing and proposed site layouts @A4	2 December 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
27 January 2023