

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

DELEGATED APPLICATION

Application No: 6/2023/0316/EM
Location: 22 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Retention of windows replaced before resident purchased property
Officer: Mr James Homer

Recommendation: Granted

6/2023/0316/EM

Context			
Site and Application description	<p>No.22 is a two-storey semi-detached property located upon the southern side of Rooks Hill.</p> <p>The application seeks retrospective Estate Management Scheme consent for the retention of existing windows installed by the previous owners.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2011/0367/EM Decision: Granted Decision Date: 27 April 2011 Proposal: Erection of single storey extension and extension to garage</p> <p>Application Number: W6/2012/1272/EM Decision: Granted Decision Date: 10 September 2012 Proposal: Removal of external front door and replacement garage door</p> <p>Application Number: 6/2022/0063/EM Decision: Granted Decision Date: 14 March 2022 Proposal: Erection of a part single storey, part two storey rear extension and conversion of garage to habitable use</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon	Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and		

amenities and values of Garden City)	<p>values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>The application seeks retrospective consent to retain the existing windows that were installed by the previous owner of the property. The material and finish of replacement or new windows is important in upholding the detail and character of properties within the Estate Management Scheme area. Windows finished in uPVC may be considered acceptable where they match the original style, design, proportions and colour of the windows to be replaced. Varying materials on a single elevation will not be supported and the finish and colour of window frames and casements should match the original windows. There is a greater importance to ensure the appearance of the property remains consistent on front and visible side elevations. Inappropriate alterations on these typically visible elevations can have a damaging effect on the character of the building and wider street scene. However, on rear elevations that cannot be seen from public areas, greater flexibility can be allowed.</p> <p>From examining historical images of the property, the current windows installed at the property match the design and appearance of the earlier styles, and of those seen within neighbouring properties. No objection is raised regarding their retention.</p>
Impact on neighbours	None.
Landscaping issues (incl. hardstandings)	None proposed.
Any other considerations	None.
Conclusion	
<p>The current windows are considered in keeping with the design and appearance of the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application complies with Policy EM1 of the Estate Management Scheme.</p>	

Conditions:

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

DRAWING NUMBERS

5. 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
		Location Plan	15 February 2023
		Block Plan	15 February 2023
		Site and Location plan	15 February 2023

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

Informatives:

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme and you may require additional consent before carrying out any works. It is recommended that you contact estatesteam@welhat.gov.uk to clarify the position.

Determined By:

Mr James Homer
6 April 2023