

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

DELEGATED APPLICATION

Application No: 6/2023/0421/HOUSE
Location: 34 Fore Street Hatfield AL9 5AH
Proposal: Replacement of shed in the rear garden
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2023/0421/HOUSE

Context	
Site and Application description	<p>The application property is a two-storey Grade II Listed terraced house on Fore Street in Old Hatfield. The site is in the Old Hatfield Conservation Area.</p> <p>The proposal seeks permission for the replacement of a shed in the rear garden.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0</p> <p>LBC - LISTED BUILDING Large house of early C18. Now house and office. - Distance: 13.48</p> <p>LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 10.83</p> <p>LBC - LISTED BUILDING House (formerly a pair known as Nos 15 and 17). - Distance: 8.71</p> <p>LBC - LISTED BUILDING House. Mid-late C18. Painted brick. Slate - Distance: 8.68</p> <p>LBC - LISTED BUILDING House, formerly butchers shop. Early C19. - Distance: 9.9</p> <p>LBC - LISTED BUILDING House. Late C17 painted brick front, probably to - Distance: 14.14</p> <p>LBC - LISTED BUILDING House. Late C18, but with earlier timberframed - Distance: 20.94</p> <p>LBC - LISTED BUILDING House. Late C18. Painted brick upper floors. - Distance: 29.05</p> <p>LBC - LISTED BUILDING Former stable, immediately S of rear elevation. - Distance: 38.26</p> <p>LBC - LISTED BUILDING Early-mid C18 (formerly known as Nos 3 and 3A). - Distance: 33.94</p> <p>LBC - LISTED BUILDING Terrace of houses. C18 red brick casing, prob. - Distance: 39.19</p> <p>LBC - LISTED BUILDING Also included 15/196. - Distance: 27.95</p> <p>LBC - LISTED BUILDING House pair, left one now part of public house. - Distance: 19.03</p> <p>LBC - LISTED BUILDING Formerly the Rose & Crown Inn. Prob C15. Timber - Distance: 8.99</p> <p>LBC - LISTED BUILDING House and shop. Prob C17 timber frame. Late C19 - Distance: 0</p> <p>LBC - LISTED BUILDING House. Early C19 red brick front to earlier - Distance: 0</p> <p>LBC - LISTED BUILDING House. Late C18 or early C19 red brick front. -</p>

	<p>Distance: 0.03 LBC - LISTED BUILDING House pair. Red brick front, prob Late C18. C17 - Distance: 16.37 LBC - LISTED BUILDING House pair. Circa 1800. Red brick. Plain tile - Distance: 26.46 LBC - LISTED BUILDING House. Later C18. Chequered red brick on - Distance: 35.87 LBC - LISTED BUILDING House. Mid C18. Chequered red brick on a - Distance: 43.64 LBC - LISTED BUILDING Houses and shop. C17 timbr frame. Long range - Distance: 43.97 LBC - NULL Signpost on pavement in front of 2 Park Street, Old Hatfield - Distance: 34.34 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS17 - Distance: 0 SAG - 0 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1975/0098/ Decision: Refused Decision Date: 07 May 1975 Proposal: Conversion of dwelling house to dental surgery and service flat</p> <p>Application Number: S6/2003/1011/LB Decision: Granted Decision Date: 28 August 2003 Proposal: Replacement windows to rear first floor. (Retrospective application)</p> <p>Application Number: S6/2004/0904/LB Decision: Granted Decision Date: 06 September 2004 Proposal: Repainting exterior of listed building</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 28 March 2023 Site Notice Expiry Date: 20 April 2023</p> <p>Press Advert Display Date: 22 March 2023 Press Advert Expiry Date: 14 April 2023</p> <p>Neighbour letters</p>		
Summary of neighbour responses	No representations received		
Consultees and responses	No representations received		

<p>Relevant Policies</p> <p><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"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes</p> <p><u>The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan)</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM15 Heritage</p>
<p>Main Issues</p> <p>Is the development within a conservation area?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): The proposed replacement shed as it is not considered to be detrimental to the setting of the Old Hatfield Conservation Area. In this regard, the proposal is considered to be compliant with the NPPF and Policy SADM15 of the Draft Local Plan.</p>
<p>Would the significance of the designated heritage asset be preserved or enhanced?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): The host dwelling is a Grade II Listed building. The proposal is for a like for like replacement of a small shed in a residential garden, which would not be attached to the principle listed building. It is considered that the proposal would not cause harm to the significance of the listed building (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>
<p>Would the development reflect the character of the area?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): The existing garden shed is in bad state of repair. The replacement shed would be located in the same location as the existing shed and would measure approximately 2m in height, 2.15m in width and depth. Given the size and single storey nature of the proposed shed, it is considered that the proposal would be subordinate in scale to the host dwelling. The proposal would therefore not appear unduly prominent or out of character within the area.</p> <p>The rear of the shed would be finished in a natural wood stain similar to the existing fencing to protect against rot. The front and sides would be painted in a natural colour similar to the existing old shed. The external materials and colour are not objectionable in this setting and can be secured through a planning condition.</p> <p>Subject to a planning condition regarding external materials, it is considered that the proposal would adequately respect and relate to the existing dwelling and the character of the area and would accord with local and national policies.</p>
<p>Would the development reflect the character of the dwelling?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): See above</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): Given its location and size, it is considered that the proposal would not have an impact on amenities of neighbouring occupiers.</p>

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

Subject to the suggested planning condition, it is considered that the proposed development would be in accordance with local and national policies.

Conditions:

1. The exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form.

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
		Location Plan	23 February 2023
1		Existing Floor Plans	9 March 2023
2		Proposed Elevations	9 March 2023
3		Existing Elevations	9 March 2023
5		Proposed Elevations	9 March 2023
		Proposed Floor Plan	13 March 2023
		Block Plan	16 March 2023

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:

1. 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.

2. 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.

Determined By:

Mr Mark Peacock
9 May 2023