

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

DELEGATED APPLICATION

Application No: 6/2023/0787/HOUSE
Location: London Lodge Bedwell Park High Road Essendon Hatfield AL9 6HY
Proposal: Erection of single storey rear extension following demolition of existing rear extension, new vehicle entrance and associated landscaping
Officer: Ms Elizabeth Mugova
Recommendation: Granted

6/2023/0787/HOUSE

Context	
Site and Application description	<p>The application site comprises a two-storey detached dwelling located at the east side of the junction between B158 (High Road/Cum Cum Hill) and Cucumber Lane. London Lodge is the entrance point to the wider Bedwell Park Estate.</p> <p>The site lies within the Green Belt, Little Berkhamsted Settled Plateau Landscape Character Area, Area of Archaeological Significance and the Historic Park Gardens Unregistered Bedwell Park as designated in the Welwyn Hatfield Borough Council Local Plan 2023. The site comprises a Grade II listed building (listing ref: 1172833) which is relatively unaltered with a small lean-to rear extension dating to the 1950s. It is also likely that the weatherboarding was added later (although prior to listing) and a uPVC window and rooflights added to the rear.</p> <p>Planning permission is sought for the demolition of the existing rear ground floor extension and replacement with a single storey rear extension, a new vehicle entrance at the northern corner of the site and associated landscaping.</p> <p>Following a site visit and further discussions with the Conservation Officer, the proposal has been amended to include the reduction in the width of the proposed extension (so it mirrors the existing 1950s extension) and setting the extension down (below the jetty/eaves line).</p>
Constraints	<p>LBC - LISTED BUILDING House - Formerly farm house. C16. 2 bays timber - Distance: 8.67 LBC - LISTED BUILDING House - Formerly to Bedwell Park House. 1860 - Distance: 0 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS69 - Distance: 0 SAG - 0 - Distance: 0 GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (West End - Brickendon Wooded Slopes) - Distance: 0 LCA - Landscape Character Area (Little Berkhamsted Settled Plateau) - Distance: 0 PAR - PARISH (ESSENDON) - Distance: 0</p>

	<p>Wards - Brookmans Park & Little Heath - Distance: 0 CP - Cycle Path (Leisure Route) - Distance: 1.75 HEN - No known habitats present (high priority for habitat creation) - Distance: 0 HEN - Existing habitat not currently qualifying under S41 NERC Act - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HPGU - Bedwell Park - Distance: 0</p>		
Relevant planning history	<p>Application Number: E6/1950/0161/ Decision: Granted Decision Date: 17 February 1950 Proposal: Additions to London lodge.</p> <p>Application Number: S6/1978/0015/ Decision: Granted Decision Date: 06 March 1978 Proposal: Two storey rear and first floor side extension, double garage and bins and fuel store</p> <p>Application Number: 6/2018/3273/LB Decision: Granted Decision Date: 07 March 2019 Proposal: Replacement windows to a Grade II listed building</p> <p>Application Number: 6/2023/0787/LB Decision: Awaiting Decision Decision Date: Proposal: Erection of single storey rear extension, following demolition of existing rear extension, internal alterations on ground and first floor, new vehicle entrance and associated landscaping</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 25 April 2023 Site Notice Expiry Date: 18 May 2023 Press Advert Display Date: 26 April 2023 Press Advert Expiry Date: 19 May 2023 Neighbour letters</p>		
Summary of neighbour responses	No representations received		
Consultees and responses	<p>Essendon Parish Council – Objection</p> <ul style="list-style-type: none"> • It would represent overdevelopment in the Green Belt • The proposed extension is too large an addition to the listed building • The poor and unsympathetic design (flat roofed box). <p>The Gardens Trust – Comments</p> <ul style="list-style-type: none"> • current shrub and tree screening is maintained or enhanced, to screen it from parkland views. • concerned about the resin-bonded gravel driveway which could cause harm to the views across the unregistered parkland and to the listed 		

	<p>London Lodge</p> <p>Place Services – Landscapes Officer – No objection subject to a condition</p> <p>Place Services – Conservation Officer – No objection subject to conditions</p> <p>Historic England – No objection</p>
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Relevant Policies

National Planning Policy Framework

The Welwyn Hatfield Borough Council Local Plan 2016-2036:

- SP1 Delivering Sustainable Development
- SP3 Settlement Strategy and Green Belt Boundaries
- SP9 Place Making and High Quality Design
- SP10 Sustainable Design and Construction
- SADM2 Highway Network and Safety
- SADM11 Amenity and Layout
- SADM12 Parking, Servicing and Refuse
- SADM15 Heritage
- SADM16 Ecology and Landscape
- SADM34 Development within the Green Belt

Planning Guidance:

- Supplementary Design Guidance 2005
- Supplementary Planning Guidance Parking Standards 2004
- Interim Policy for Car Parking Standards and Garage Sizes 2014
- Planning Practice Guidance

Main Issues

Green Belt Assessment

The site is located within the Metropolitan Green Belt as defined by Local Plan Policy SP3. The National Planning Policy Framework (NPPF), in paragraph 149, outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions. Exception (c) is engaged in this case and explains that the extension or alteration to a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. The NPPF defines “original building” as a building as it existed in July 1948 or, if constructed after that date, as it was originally built.

Local Plan Policy SADM34 states that applicants will need to demonstrate that extensions and alterations to a building would not result, either individually or cumulatively, in disproportionate additions over and above the size of the original building, in terms of bulk, scale, height or massing. Consideration is given to the consistency of the proposal, in relation to the character of the area and prominence within the landscape.

The proposed increase in volume, footprint and floorspace are commonly used indicators, however, as well as mathematical calculations, the visual impact of the extension has to be considered.

The application dwelling has previously been extended. The original dwelling had a footprint of approximately 66m² and floor area of 103m² respectively. The proposed development would see the erection of a single storey rear extension following demolition of an existing rear extension. The resultant increase in footprint and floorspace would be 27% and 15% respectively. Such an increase

would be significant in spatial terms but not necessarily disproportionate.

In addition to mathematical calculations the visual impact of the extensions has to be considered. The proposed single storey rear extension has been sensitively designed and is now set down, appearing subordinate towards the host dwelling. As such, the proposal now better reveal elements of architectural interest of the host property. It is therefore considered that the proposal would not impact on the character and appearance of the listed building and the surrounding area.

Taking account of the above, it is considered that the proposed extension would not result in disproportionate additions to the original building. The proposal would therefore represent appropriate development in the Green Belt. The Courts have held that appropriate development in the Green Belt is not harmful to Green Belt openness or the purposes of including land within it.

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No

Comment (if applicable): Unregistered Historic Parks and Gardens – Bedwell Park

The application site lies within the setting of a heritage asset, an unregistered parkland of Bedwell.

Policy SADM15 states that proposals that result in harm to the significance of non-designated heritage assets will be resisted unless the need for, and benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented.

Greatest protection is given to those assets which are of highest significance, according to their relative status and importance. Unregistered parks and gardens are of local importance.

The Gardens Trust have raised no objection on the proposal provided the current shrubs and trees are maintained or enhanced in order to screen the proposal from parkland views. The proposal includes hard and soft landscaping, which is considered acceptable and would not result in harm to the character of Bedwell Park.

Would the development reflect the character of the area?

Yes No

Comment (if applicable): Paragraph 126 of the NPPF advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.

Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, also responding to the character and context of the surrounding area. The Council's Supplementary Design Guidance (SDG) includes guidance that residential extensions should complement and reflect the design and character of the dwelling and be subordinate in scale.

As discussed above, the design, scale and size of the proposed extension is considered acceptable subject to a condition requiring details of the external materials to be submitted to and approved in writing by the Local Planning Authority.

It is proposed to connect the extension to the host dwelling with a narrow glazed link which provides a break between the original Lodge and the proposed extension, particularly when the flank (north east) elevation is viewed from the driveway to Bedwell Park House. It is not considered that the link would impact on the setting of the Lodge subject to a condition requiring details of the junction of the

link with the Lodge being submitted to and approved in writing by the Local Planning Authority.

The proposal also includes replacing the rear non-original uPVC first floor window with a timber window which can be secured through a planning condition.

Turning to landscaping, Policy SP9 of the Local Plan requires that the appropriate definition of spaces should be created or maintained through the siting, layout and design of routes, buildings, landscaping and boundary. These principles are broadly consistent with Policy SADM11 which states that the outlook and visual amenity afforded from within buildings and private/communal garden areas should be satisfactory, taking account of for instance boundary treatments and landscaping.

The planning application has been accompanied by an Arboricultural Report and Arboricultural Impact Assessment (AIA) by TGA Arboricultural Consultants dated 14 September 2023. The AIA includes an Arboricultural Method Statement and a Tree Protection Plan (TGA drawing ref No. 002). The Landscapes teams from the Council and Places Services have been consulted and consider the Arboricultural Method Statement and Tree Protection Plan acceptable.

Also, planning permission is sought for new access to the north of the Lodge from the main driveway to Bedwell Park House. The proposal will incorporate hard and soft landscaping which includes black painted steel fencing, driveway paving and shrubs. Whilst the proposed landscaping is not likely to impact on the setting of neither the listed building nor the setting of Bedwell Park House, it has been considered necessary and reasonable to require details of landscaping to be submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping should show the type and extent of trees, planting to be retained and removed, specifications of species and sizes and hard landscape features. This would be required to maintain and enhance the visual character of the area in accordance with local and national policies.

Subject to the suggested planning conditions, it is considered that the proposed development would have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area in accordance with local and national policies.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above

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

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): Planning permission is sought for the creation of a new access to the north of the Lodge from the main driveway to Bedwell Park House (High Road – not allocated road). There will not be a pair of gates installed at the new driveway entrance. This is to avoid the situation where a car wishing to enter the new driveway would have to pause on the new ramped driveway entrance while the gate is being opened, with the rear end of the car partially blocking the private drive leading to Bedwell Park house and Essendon Country Club. As such, it is considered that the proposal would not have an impact on highway safety.

Conclusion

Subject to conditions outlined above, the proposal is considered to be acceptable in accordance with the relevant policies of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

Conditions:

1. Following the removal of the existing extension, details of the treatment of the wall below the original eaves and above the new extension shall be submitted to and approved in writing by the Local Planning Authority prior to any alterations to this wall taking place. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

2. Prior to their first use on site, additional details of the types, colours and manufacturers of external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

3. Prior to their first installation on site, additional drawings of new windows, doors, glazing and shutters, in section and elevation, at a scale between 1:1 and 1:20, shall be submitted to and approved in writing by the Local Planning Authority. These drawings shall provide details of the types, colours and manufacturers of the windows, doors and shutters. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

4. Prior to the construction of the flank brick walls of the extension, a sample panel of brickwork to show the brick, mortar colour, pointing profile, bond and recessed diaper work, minimum size 1m x 1m shall be constructed on site and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

5. Prior to installation of the glazed link, additional drawings of the junction between the existing house and the glazed link of the rear extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

6. The development must not be carried out other than in accordance with the details of rainwater goods (black painted metal) specified on the approved drawings. Details of any alternative rainwater goods to be used in the construction of the rear

extension shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. 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 maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

7. No soft or hard landscaping works shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) means of enclosure and boundary treatments
- (b) hard surfacing, other hard landscape features and materials
- (c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and planting methods and aftercare.

REASON: The landscaping of this site is required in the interest of maintaining the character and amenity of the area, to provide ecological, environmental and biodiversity benefits, and to mitigate the impacts of climate change in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

8. The development must not be carried out other than in accordance with the approved landscaping details and all landscaping must be carried out in the first planting and seeding seasons following the occupation of any part of the development, or the completion of the development, or in agreed phases, whichever is the sooner. Any plants which within a period of five years from planting die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species. All landscape works must be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure implementation of the approved landscaping details in the interest of maintaining the character and amenity of the area, to provide ecological, environmental and biodiversity benefits, and to mitigate the impacts of climate change in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

9. 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
1714/PL02		Existing Site Plan	14 April 2023

1714/PL06		Existing Street Elevation	14 April 2023
1714/PL07		Existing Front Elevation (NW)	14 April 2023
1714/PL08		Existing Side Elevation (SW)	14 April 2023
1714/PL10		Existing Side Elevation (NE)	14 April 2023
1714/PL03	A	Existing Ground Floor Plan	20 April 2023
1714/PL04	A	Existing First Floor Plan	20 April 2023
1714/PL05	A	Existing Roof Plan	20 April 2023
1714/PL28		Existing Sections	20 April 2023
1714/PL12	C	Proposed First Floor Plan	31 July 2023
1714/PL17	B	Proposed Side Elevation (NE)	31 July 2023
1714/PL16	B	Proposed Rear Elevation (SE)	31 July 2023
1714/PL09	A	Existing Rear Elevation (SE)	31 July 2023
1714/PL29	C	Proposed Sections	31 July 2023
1714/PL13	C	Proposed Roof Plan	31 July 2023
1714/PL14	A	Proposed Front Elevation (NW)	31 July 2023
1714/PL15	C	Proposed Side Elevation (SW)	31 July 2023
1714/PL01		Location Plan	11 April 2023
1714/PL11	E	Proposed Ground Floor Plan	27 September 2023
1714/PL13	D	Proposed Roof Plan	27 September 2023
1714/PL14	B	Proposed Front Elevation (NW)	27 September 2023
TGA.2552.T SP.001		Tree Survey Plan	27 September 2023
TGA.2552.T SP.002		Tree Protection Plan	27 September 2023
1714-SK- 2023.09.05- 02		SITE LAYOUT PLAN - PROPOSED	27 September 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. 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. 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
23 November 2023