

## Planning Statement

Listed Building Application

Proposed replacement of 8 no. windows & provision of 2 no. new extractor vents at rear (garden) elevation

44 Fore Street, Hatfield AL9 5AH



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## 1.0 INTRODUCTION

### 1.1.0 Background

1.1.1 This report relates to a listed building application for the proposed replacement of 8 no. windows & provision of 2 no. new extractor vents at rear (garden) elevation at 44 Fore Street, Hatfield AL9 5AH. The application is accompanied by a Heritage Asset Statement and Heritage Impact Statement.

### 1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report incorporating a Design and Access Statement. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7 and which are summarised below at paragraph 1.3.0.

### 1.3.0 Summary

1.3.1 The current windows are a mixture of styles and materials and do not have any historical significance. Two windows also pose a safety hazard for occupants.

The proposal is for side hung wood double or triple glazed casement windows and one sash double glazed window that will have a positive impact on the listed building, the setting of adjacent listed buildings and the Conservation Area.

## 2.0 **SITE & CONTEXT ANALYSIS**

### 2.1.0 **Location**

2.1.1 The application site is to the norther of Fore Street in Hatfield near the junction with Park Street. It is adjacent to the Eight Bells Public House.

### 2.2.0 **Application Site**

2.2.1 The application site comprises a three storey dwelling. The front elevation is shown in the Google Streetview photograph below.



### 2.3.0 **Context**

2.3.1 The application site is set among other historic buildings in the Conservation Area.

### 2.4.0 **Proposals Map Notation**

2.4.1 The application site is a Grade II listed building and falls within the Hatfield Conservation Area.

### 2.5.0 **Local Services**

2.5.1 The property is centrally located and well served by shops and services.

### 2.6.0 **Accessibility**

2.6.1 Hatfield railway station and the bus interchange with numerous services are within 250m.

## 3.0 RELEVANT PLANNING HISTORY

### 3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Figure 3.1.0 below. Applications related to trees have not been included.

LPA Ref	Proposal	Outcome
<b>S6/1998/1156/LB</b>	Alteration to doors and windows to rear elevation, removal of partitions and construction of new staircase	Granted 08.03.1999
<b>S6/1998/0858/LB</b>	Alteration to front elevation, replacing existing windows with three light windows and shutters	Granted 26.10.1998
<b>S6/1994/0436/FP</b>	Change of use from ground floor office to residential/formation of one single dwelling house	Granted 08.08.1994
<b>S6/1992/0202/FP</b>	Erection of fire escape	Granted 11.05.1992
<b>S6/1992/0203/LB</b>	Erection of fire escape	Granted 11.05.1992
<b>S6/1978/0283</b>	Single storey extension to offices with external staircase to first floor living accommodation	Granted 07.09.1978
<b>S6/1978/0360/LB</b>	Demolition of existing outbuilding	Granted 07.09.1978
<b>S6/1976/0540</b>	Change of use of ground floor shop unit to solicitors office	Granted 02.12.1976

## 4.0 **POLICY CONTEXT**

### 4.1.0 **National Policy / Guidance**

4.1.1 The National Planning Policy Framework (NPPF) 2021, sets out the Government's planning policies for England. The following sections are considered directly relevant:

12 Achieving well-designed places

16 Conserving the historic environment

### 4.2.0 **Development Plan**

4.2.1

<b>Policy No.</b>	<b>Title</b>
<b>D1</b>	Quality of Design
<b>D2</b>	Character and Context

### 4.3.0 **Supplementary Planning Guidance / Documents**

4.3.1 Supplementary Design Guidance February 2005

## 5.0 DESCRIPTION OF DEVELOPMENT

### 5.1.0 Use

5.1.1 The proposal is for the replacement of eight windows and the installation of two new extractor vents. The residential use of the property will continue.

### 5.2.0 Layout

5.2.1 The proposed new windows and extractor vents would all be on the rear elevation as shown in the photographs below. Windows 5 and 7 would be triple glazed and the other windows double glazed. Slim double glazed units with a 1.5 u value look very traditional and allow for solid glazing bars.

### 5.3.0 Appearance & Scale

5.3.1 The eight windows to be replaced are annotated in the photographs below. The stars indicate the approximate locations of the vents (✦).











5.4.0 **Landscaping**

5.4.1 The proposal would not affect landscaping.

5.5.0 **Access**

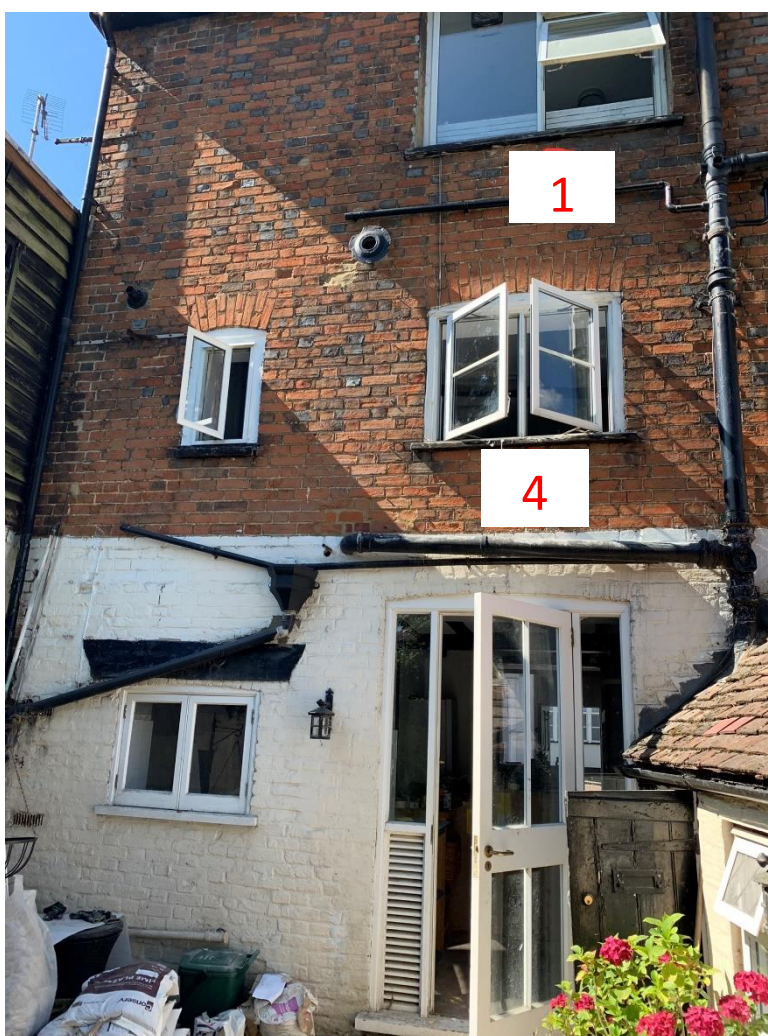
5.5.1 The proposal would not affect access.

## 6.0 PLANNING CONSIDERATIONS

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the single heritage issue, which I will consider below:

### 6.1.0 The need for the development

The current windows are a mixture of wood, metal and UPVc. Windows 1 and 4 are bathroom windows which are very low internally and open wide. These represent a danger of falling due to the need to lean out to close them and are a priority to replace. The two extractor vents are needed to provide adequate ventilation to the bathrooms. The extent of the window opening is shown in the photograph below. The replacement of the remaining windows is required to improve the appearance of the property and the performance of the windows.



6.1.1 The application is accompanied by a Heritage Assessment Statement which assesses the significance of the heritage assets, i.e. the listed building and the Conservation Area, and the impact of the proposed development on them.

- 6.1.2 The Heritage Statement describes the windows on the rear elevation as a hotchpotch of types without any historic interest. The removal of these windows would be carried out with utmost care to prevent any unnecessary damage to the brickwork forming the openings. Simple side hung painted wood casement windows are proposed for all windows with the exception of the large bathroom window No 1 which would be a sliding sash window.
- 6.1.3 The Heritage Statement considers that the consistent pattern of windows would bring a unity of design to the appearance of the rear wall. It also considers that it would improve the immediate settings of adjacent listed buildings.
- 6.1.4 The Heritage Statement considers proposed extractor vents would not be obtrusive or eye catching and would be low-key background features.
- 6.1.5 The Heritage Statement concludes:
- The past ill-judged alterations and replacement windows at No. 44 have detrimentally played false the character, appearance and ultimately significance of the listed building. The beneficial current window replacement proposals seek to reverse this past negative impact with positive and enhancing alterations.*

In view of this opinion, I do not see any reason to refuse the application.

## 7.0 CONCLUSIONS

7.1.0 This report relates to a listed building application for 8no. replacement windows and 2no. extractor vents on the rear elevation of No 44 Fore Street, Hatfield. The proposal is promoted in the following circumstances:

- The current windows are a mixture of styles and materials and do not have any historical significance. Two windows also pose a safety hazard for occupants.
- The proposal is for side hung wood double and triple glazed casement windows and one wood double glazed sash window that will have a positive impact on the listed building, the setting of adjacent listed buildings and the Conservation Area.

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