



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2010/3094/LB

Erection of new brick piers on footings to stabilise existing wall and alterations & repairs to wall

at: 1 Northaw Place Coopers Lane Northaw POTTERS BAR

Agent Name And Address

Mrs Karen Teideman-Barrett
Donald Insall Associates
48 Sidney Street
Cambridge
CB2 3HX

Applicant Name And Address

Mr Ian Holt
1 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
EN6 4NQ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 24/12/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended).

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1000 & D127366-020 REV. T1 received and dated 24 December 2010 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

Continuation ...

PRE-DEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS5, East of England Plan 2008 policies ENV6, and development plan policies of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 27/04/2011



Tracy Harvey
Head of Development Control



SITE VISIT SHEET

File ref: 2010/3094

Site location: 1 Northons Place, Northmans

Date: 15/2

Officer present: DM

Correct neighbours notified: Yes/~~No~~

Site notice displayed: Yes/~~No/N/A~~

MAIN OBSERVATIONS:

- The wall has been enclosed by a safety tape as illustrated large cracks have formed & the wall appears to be slightly
- Some bees are adj.
- Some vegetation has grown over sections of the wall.



Name: **Caroline**

Ref: **3094**

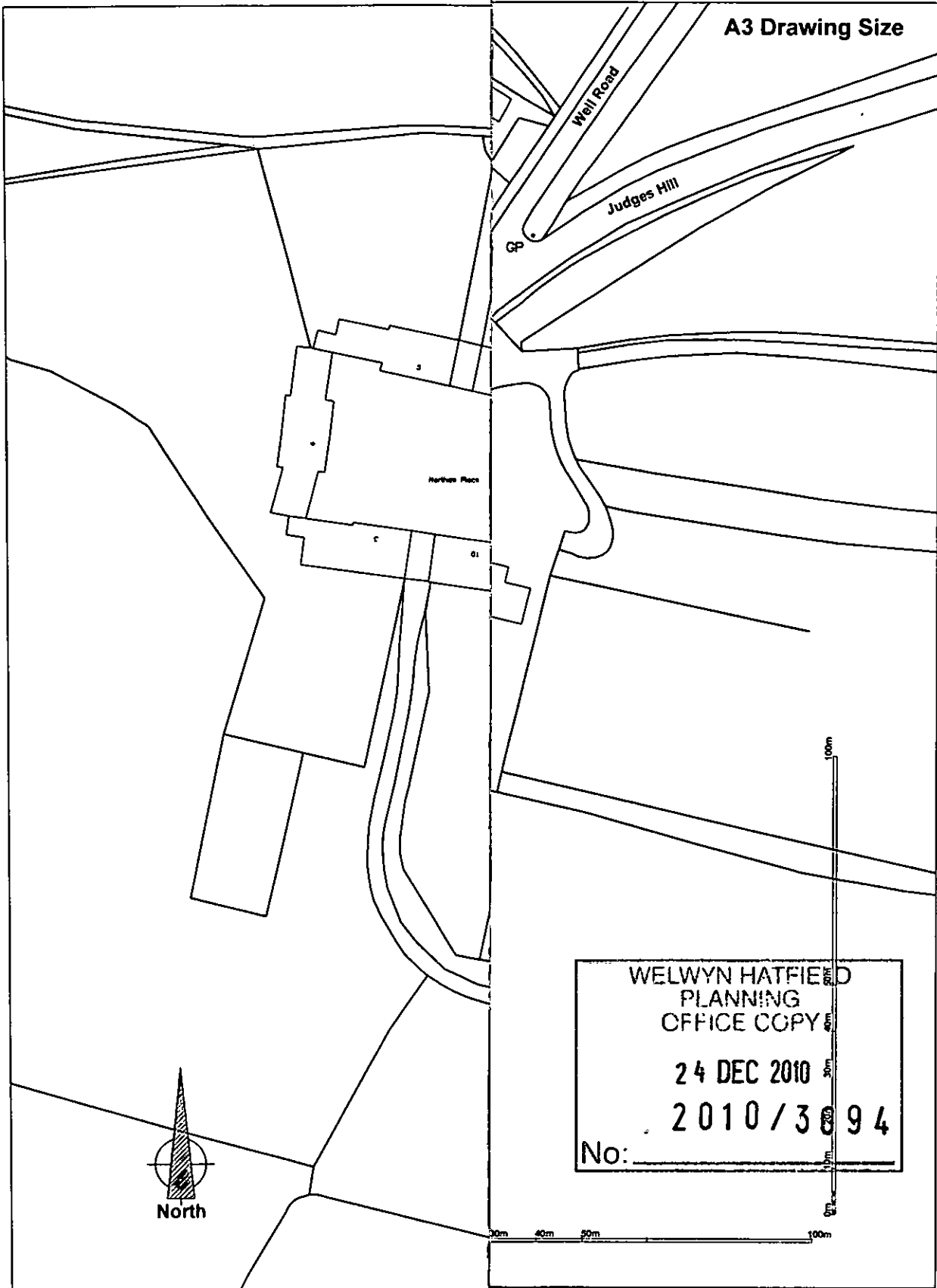
**DECISION NOTICE
CHECK LIST**

Decision notices are to be checked against the working file.

- Planning Decision Permission/Refusal
- Agent and Applicant details
- Site address
- Date received
- Planning Application Number
- Proposal (if different from file, a blue or white slip should be on file for change of Description. If no blue or white slip, always check with case officer)
- Permit/Refuse
- Check all conditions & reasons
- Reason for Approval/Refusal
- Informatives
- Approved/Refused plan numbers and dates, as per copies in file (see condition 2)
- Decision Date
- Signed off by CPO/HODC- Any
Principal officers – TEs, TPOs, TCs, FP (cat 21 ONLY), EM & LUs

Checked by: Sue D Date: 27.4.11

A3 Drawing Size



WELWYN HATFIELD
 PLANNING
 OFFICE COPY
 24 DEC 2010
 2010/3094
 No: _____

No NOTES (STATUS) F FEASIBILITY S SKETCH DESIGN P PLANNING B BUILDING COMPLETED

1	For construction use only if status "C" and checked against current revision
2	All dimensions to be checked on site by contractor

CHARTERED ARCHITECTS
 PLANNING CONSULTANTS

Job	NPH	Status	P
No	1000	Rev	-
Scale (A3)	1	1250	



AMENDED PLANS/ADDITIONAL INFORMATION RECEIVED SHEET

Application No(s): SS/2010/3094/LB Date Plans/Info Received:

New/Amended Plan Nos:

Cancelled Plan Nos:

<u>CASE OFFICER TO COMPLETE</u>	<u>Admin</u> (<input type="checkbox"/> if done)
<p>1. Neighbour and Parish Council Notification (indicate 7, 14 or 21 days or by Committee)</p> <p>To objectors:</p> <p>To neighbours:</p> <p>Town/Parish Council: <u>N/A</u> (send plans)</p> <p>Members:</p> <p>None:</p>	
<p>2. Statutory and Non Statutory Consultees (indicate 7, 14 or 21 days or by Committee)</p> <p>All/Selected:</p> <p>(Please specify): <u>N/A</u></p> <p>None:</p>	
<p>3. Alter description of development on FastPlan and App Forms)? Yes <u>No</u></p> <p>to read:</p>	
<p>4. Alter Plotting Sheet? Yes <u>No</u></p> <p>Case officer to undertake with Admin: (initial & date)</p>	
<p>5. Were amended Plans/Information received as a result of negotiation? Yes <u>No</u></p> <p>Admin to update amended plans requested/received FastPlan screen.</p>	
<p>6. Any other instructions (eg, new press or site notice?)</p> <p style="text-align: center;"><u>- Please can I correct dates</u></p> <p style="text-align: center;"><u>Thanks</u> </p>	<p><u>Sue D. 11.4.11</u></p>
<p>REMEMBER -</p> <p>1 Copy of amended plans for Part I & Scanning</p> <p>1 copy for Debbie Taylor (HCC)</p>	
<p>Case Officer: (11/4/2011) (initial & date)</p> <p>DC Admin: <u>Sue D. 11.4.11</u> (initial & date)</p>	<p>The above, including re-notification/ re-consultation being carried out/ sent on this date</p>

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:

S6/2010/3094/LB

NOTATION:

The site lies within the Metropolitan Green Belt, an Area of Archaeological Significance and Northaw Common Parkland Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site accommodates a Grade II* Listed Building (1 Northaw Place). Northaw Place was constructed in 1690 as a two-storey house, with basement and attic rooms. A second storey was added in the early 19th Century. A balancing single storey wing was added in 1988.

The property's main feature is a painted staircase hall which dates from around 1700, which is of national significance, and is the remaining significant internal feature, since much of the remaining original fabric was stripped from the interior when the building was substantially repaired around 1988.

Although the restoration of the internal paintings was secured by enabling development in the 1980's, several inappropriate internal alterations have been carried out over the years. The property is currently undergoing repairs, maintenance and approved alterations throughout the whole building.

Northaw Place is listed as an unregistered park and garden in the Welwyn Hatfield District Plan 2005. The surrounding plot is well landscaped with mature tree and vegetation surrounding.

The wall subject of this application forms the boundary to a historic walled garden to the south of the main dwelling. The wall is constructed from red bricks and is Grade II Listed. The wall has a very weathered and historic appearance and is noted as being 17th century with a set of gates that are 19th century. The wall and gates measure a maximum of approximately 2.6m in height.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the construction of piers and repair of cracks to stabilise the existing wall. The cracks would be repaired by stitching in new replacement bricks and adding stainless steel rods that would bridge the cracked area between the adjacent piers.

The proposed alterations would introduce piers to add stability across the wall and prevent further movement. The proposed piers would be constructed at equal intervals of approximately 5.25m across the inside of southern section of the wall and the outside of the eastern section. The piers would be constructed on top of large concrete footings approximately measuring 1.1m in width by 1.5m in depth. The core of the piers would be a 0.225m wide reinforced concrete pillar. These additions would tie into the wall and be faced with brickwork to match the existing wall. Externally the piers would measure approximately 0.45m in width by 0.225m in depth with a sloped top that would be 0.225m from the top of the wall.

PLANNING HISTORY:

Northaw Place has an extensive property history. However, when considering the proposed developments, the most relevant applications were determined in the 1980's. These applications have the following reference numbers:

S6/1986/0970/LB – Extensions and alterations and partial demolition to form 4 dwellings – Approved.

S6/1986/0971/FP – Change of use from institutional to residential to form 4 dwellings and erection of five dwellings with garages – Approved.

S6/1998/1249/FP – Amendments to S6/1988/1249/FP – extra dormers on rear of garages to each dwelling and 2 single storey conservatories on rear of houses type A – Approved.

S6/2009/2355/PA – New detached garage with adjacent plant and store room and proposed repairs and alterations to the main house – response generally supportive of internal works.

S6/2009/2702/LB – Alterations include: new window in the west wing north elevation, 1st floor; roof lantern in flat roof of west wing; formation of two access hatched to roof gutters internal alterations to second floor to rearrange bathrooms; redesign of 20th century staircases to 2nd floor and west wing, reopen blocked doorway between original dining room and morning room, alterations to 20th century cornices, door surrounds in entrance hall, replace 20th century floor boards on ground floor, stripout bathroom on first floor and reinstate south east room, replan kitchen and bathroom in basement – Approved.

S6/2010/0273/LB – Alterations include:-conversion and extension of existing east wing (garage & kitchen) to form new kitchen and swimming pool, shower area and mezzanine and 1st floor bathroom over kitchen, linked by new staircase to swimming pool. construction of new conservatory. associated service installations. works to main house east elevation 1st floor; installation of new door to replace modern door and build up window formed in 1988; reinstatement of porch and replacement of modern door on south elevation – Approved.

S6/2010/0110/MA – Alterations include:-conversion and extension of existing east wing (garage & kitchen) to form new kitchen and swimming pool, shower area and mezzanine and 1st floor bathroom over kitchen, linked by new staircase to swimming pool. construction of new conservatory. associated service installations. works to main house east elevation 1st floor; installation of new door to replace modern door and build up window formed in 1988; reinstatement of porch and replacement of modern door on south elevation – Approved.

S6/2010/2898/LB – Amendments to applications S6/2009/2702/LB and S6/2010/0273/LB comprising a modern partition in mezzanine west wing; half glazed double doors to first floor landing; roof access hatch on west wing roof; conservatory rooflight on main inner pitch; painted timber screens on proposed conservatory to have double doors and powder coated aluminum glazed doors to pool room – Pending Consideration.

S6/2010/3095/FP – Erection of single storey garage – Pending Consideration.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS5: Planning and the Historic Environment

East of England Plan 2008

ENV6: The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

CONSULTATIONS

Hertfordshire Buildings Preservation Trust (BEAMS) – The following comments were received:

As discussed before & as previously advised, following the site meeting with the architects- both the proposed **3-bay detached single storey garage block** (3096/LB) & the proposed series of new **brick piers, minor stabilising & enhancing alterations & conservative repairs & re-pointing** of the wall accord with the approach to design & re-instatement/ stabilisation that were discussed & agreed at that site meeting. The works to the walls of the walled garden are strongly to be encouraged as an important part of the total repair/ alteration/ extension works comprising the current phase of works to this building of outstanding interest & national importance. The garage block can be tucked alongside the side additions of the principal house, without, I understand, detriment to the best of the trees in this part of the setting of the listed building. With the additional screen planting proposed the new garage should be able to be a low-key background element in the wider gardens & sensitive setting of the main house.

Some further additional specification details for both applications are still required- suggest standard materials & specification/ schedule/ method statement conditions.

NORTH MYMMS PARISH COUNCIL COMMENTS

The PC feels that this is a listed building it should be left to specialist comments.

REPRESENTATIONS

None. Period expired 5 February 2011.

DISCUSSION:

The main issues are:

- 1. The proposed development's impact upon the character and setting of the Listed Buildings**
- 2. Other Material Planning Considerations**

1. The garden walls are a historic feature within the grounds of Northaw Place. Due to the age of the wall, the weathering that has taken place and the location of the adjacent trees, there has been some movement in across the wall. Cracks have formed and the overall stability of the wall has been affected. Water has also

penetrated the bricks to the top of the wall and this has resulted in damage to the top brick courses. The agent has surveyed the wall and their assessment has found the wall to be in poor condition. At the time of the site visit the workers had created an exclusion zone around the wall to protect people on site in case it collapses.

To prevent further damage to the wall some repair work is needed. Areas that have cracks would be repaired by removing the damaged bricks and the surrounding mortar. Stainless steel bars would be inserted that would extend across the area of the crack and along the wall to adjoin the adjacent proposed piers or corner of the wall. The damaged areas would then be repaired by stitching new brickwork across the crack and re-pointing the areas with mortar to match the existing.

The proposal has noted that general repairs would also be made to the wall that would comprise repairs and replacement of the top course of bricks in order to reduce damage from water penetrating the wall from above. Re-pointing and piecing in of new bricks would be carried out as required across the wall.

The proposed works have been designed to appear relatively subtle when viewed against the existing wall and the main structural additions would be hidden. The proposed piers would be relatively slender and have an appropriate spacing, which would prevent these additions from appearing too prominent. The historic fabric of the wall would be mostly retained with only minor areas being used to attach the proposed additions, which would prevent any major alterations to the existing wall. The proposed development would retain the character and appearance of the wall and would add structural stability sympathetically.

The wall and gardens are important individually and add to the setting of the main building which is also listed. The proposed works and recent approved applications to the main building form part of a package to repair and restore a building and site which are of outstanding interest and national importance. The proposed development would meet the relevant requirements of PPS5 and policy ENV6 of the East of England Plan 2008.

2. East of England Plan 2008: The application has been considered against policy ENV6 of the East of England Plan, which at the time of this decision forms part of the development plan for the borough.

On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and

- He failed to consider the likely environmental effects of revoking Regional Strategies

Whilst the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill, the policies in the East of England Plan are currently re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision.

CONCLUSION:

The proposed works are required to prevent the collapse of the Grade II Listed wall. The proposed works have been designed to retain the historic fabric of the wall and maintain its appearance. The works are considered to be appropriate and would have an acceptable impact upon the character and setting of the listed wall and house.

RECOMMENDATION: APPROVAL WITH CONDITIONS

- 1. C.2.2: Standard Time Limit Listed Buildings and Conservation Areas (3 Years)
- 2. C.13.1: Development in accordance with approved plans/details D127366-020 REV. T1 received and dated 24 December 2010.

Pre - Development

- 3. C.5.1: Materials to be agreed

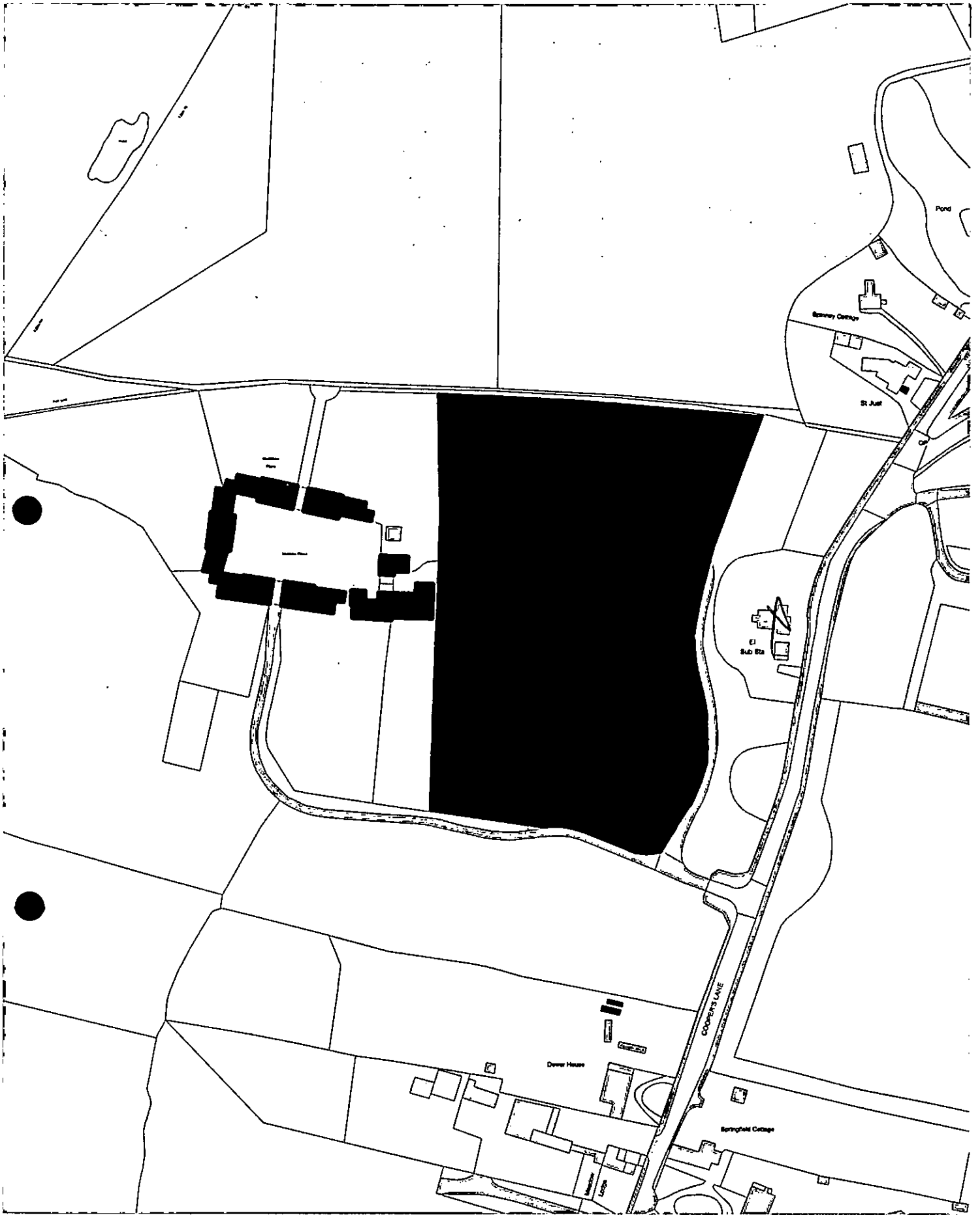
Site Location Plan &

INFORMATIVES: None.

Summary of reasons for grant of permission

The proposal has been considered against Planning Policy Statement/Guidance PPS5, East of England Plan 2008 policies ENV6, and development plan policies of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Signature of author  Date 11/4/2011



Date: **10th January 2011**
Scale:

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List of Neighbours

10 January 2011

S6 2010 3094

Neighbours Address 8 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 3 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 4 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 5 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 6 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 7 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

Neighbours Address 9 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

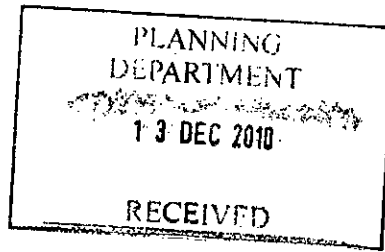
Neighbours Address 10 NORTHAW PLACE
Coopers Lane
Northaw
POTTERS BAR
Hertfordshire
EN6 4NQ

List of Neighbours

10 January 2011

S6 2010 3094

Neighbours Address Northaw Place
Coopers Lane
Northaw
Hertfordshire



Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

REPAIRS AND ALTERATIONS TO GRADE II LISTED WALL TO INCLUDE: NEW BRICK PIERS ON FOOTINGS TO STABILISE EXISTING WALL; STITCHING OF CRACKS IN BRICKWORK; LOCALISED REPOINTING IN LIME MORTAR; REPAIRS TO WALL

WELWYN HATFIELD
PLANNING
OFFICE COPY
24 DEC 2010
No: 2010/3094

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
MAIN HOUSE ALTERATIONS	56/2009/ 2702/LB
EAST WING ALTERATIONS AND EXTENSION	56/2010/ 273/LB
"	56/2010/ 0110/MA

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	17c RED BRICK	RED BRICK	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

Yes

No

If Yes, please state plan(s)/drawing(s) references:

NPH: 1000; D127366-020T1

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: Yes No

b) Demolition of a building within the curtilage of the listed building: Yes No

c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? Yes No

b) Works to the exterior of the building? Yes No

c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)? Yes No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

NPH: 1000; D127366-020T1

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only box must be ticked)

Grade I Ecclesiastical Grade II

Grade II Ecclesiastical Grade II*

Grade II* Don't know

Ecclesiastical Grade I

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

Donald Insall Associates Ltd

7.12.2010

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
	N/A	

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

3 copies of of other plans and drawings or information necessary to describe the subject of the application:

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Donald Insall Associates Ltd

Date (DD/MM/YYYY):

7.12.2010

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01223-303111

Country code: Mobile number (optional):

Country code: Fax number (optional):

01223-303006

Email address (optional):

cambridge@insall-architects.co.uk

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

KAREN TEDEMAN-BARRETT

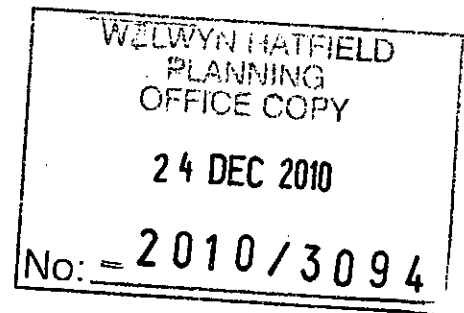
Telephone number:

01223-303111

Email address:

cambridge@insall-architects.co.uk

**1 Northaw Place, Coopers Lane, Northaw, Hertfordshire
Design and Access Statement**



Historical Development and Background:

To summarise the historical development of Northaw Place based on the report by BEAMS in December 2009, Northaw Place was constructed in 1690 as a two storey house, with basement and attic rooms. A second storey was added early in the 19th Century, with substantial additions to the west c. 1800 and later in the 19th Century. A balancing single storey wing was added in 1988.

A feature of the house is that ownership historically has been fragmented, as the building changed hands frequently. This has encouraged the gradual increase in size of the property, with its associated stable yard and outbuildings to the west. The past neglected condition of the property resulted in outbreaks of dry rot which justified the removal of much of the structural timberwork. In 1988, the house was reduced in size, as the west wing was reduced to separate the house from the stable block to create a detached entity. The house was then separated from the majority of the site when new houses were built in the stable yard. Since 1988, 1 Northaw Place has been occupied as a single family unit, although most recently has been up for sale and empty for a 3 year period until acquired by the present applicant. During this period the house was neglected and the ingress of water through roof coverings has led to the recurrence of several new outbreaks of dry rot.

The house sits in the remains of its historic setting. The wooded park to the north is evident, although the axial avenue of lime trees centred on the front entrance is no longer clearly discernable. The vestige of the walled garden to the south of the house is defined by remaining late 17th Century red brick walls with later 19th century gates inserted. These garden walls are listed Grade II.

Proposed alterations are:

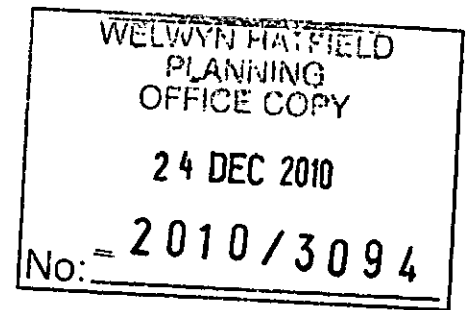
The garden walls are in poor condition. Water penetration on the wall tops has caused damage to the top brick courses and east and south walls have substantial cracks. Consulting Engineers, Scott Wilson has surveyed the existing garden walls and their proposals are set out on drawing D127366-020 which forms part of this application.

It is proposed to stitch the cracks at the centre of the wall using stainless steel Helibar reinforcement and re-pointing in lime mortar. There will be a programme of work to repoint areas in lime mortar and piece in new bricks to match existing where required following a more detailed survey prior to the start of works. The existing walls will be made stable by building new brick clad reinforced buttresses along the wall built off new footings. The new buttresses will be located on the garden side on the south wall and the paddock side on the east wall, both within the site boundary of the property; these will be screened by the existing tree screens.

The repairs are required to safeguard the historic significance of the listed garden walls, and also will increase the stability and safety of the walls for the owners and neighbours of Northaw Place.

**Donald Insall Associates
December 2010**

**1 Northaw Place, Coopers Lane, Northaw, Hertfordshire
Heritage Statement
Explanation of the Proposed Works**



Historical Development and Background:

To summarise the historical development of Northaw Place based on the report by BEAMS in December 2009, Northaw Place was constructed in 1690 as a two storey house, with basement and attic rooms. A second storey was added early in the 19th Century, with substantial additions to the west c. 1800 and later in the 19th Century. A balancing single storey wing was added in 1988.

The painted staircase hall c. 1700, is of national significance, and is the remaining significant internal feature, since much remaining original fabric was stripped from the interior when the building was substantially repaired c. 1988. This followed a period of neglect after the Childrens Home run by the London Borough of Haringey (which had occupied the property since c. 1950) closed down in the 1970's.

A feature of the house is that ownership historically has been fragmented, as the building changed hands frequently. This has encouraged the gradual increase in size of the property, with its associated stable yard and outbuildings to the west. The past neglected condition of the property resulted in outbreaks of dry rot which justified the removal of much of the structural timberwork. In 1988, the house was reduced in size, as the west wing was reduced to separate the house from the stable block to create a detached entity. The house was then separated from the majority of the site when new houses were built in the stable yard. Since 1988, 1 Northaw Place has been occupied as a single family unit, although most recently has been up for sale and empty for a 3 year period until acquired by the present applicant. During this period the house was neglected and the ingress of water through roof coverings has led to the recurrence of several new outbreaks of dry rot.

The house sits in the remains of its historic setting. The wooded park to the north is evident, although the axial avenue of lime trees centred on the front entrance is no longer clearly discernable. The vestige of the walled garden to the south of the house is defined by remaining late 17th Century red brick walls with later 19th century gates inserted. These garden walls are listed Grade II.

Proposed alterations are:

The garden walls are in poor condition. Water penetration on the wall tops has caused damage to the top brick courses and east and south walls have substantial cracks. Consulting Engineers, Scott Wilson has surveyed the existing garden walls and their proposals are set out on drawing D127366-020 which forms part of this application.

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WELWYN HATFIELD
PLANNING
OFFICE COPY

24 DEC 2010

2010/3094

1 NORTHAW PLACE, COOPERS LANE, NORTHAW, HERTS

Photographs showing the garden wall in its setting and area of proposed works



Ph 1 : Garden Wall viewed from East with rear of house in background



Ph 2 : South East External Corner of Walled Garden



Ph 3: South Garden Wall into Walled Garden



Ph 4: Inside Walled Garden looking East



Ph 5 : Detail of South Wall showing condition



Ph 6 : Detail of East Wall showing condition

Donald Insall Associates
December 2010

Address 1 Northaw Place, Coopers Lane App No SG/2010/3094/LB.

Case Officer DM Received date 13/12/10

Admin Officer CD Date Admin Checked 16/12/10

22/12/10 -
emailed agent.

VALID DATE ~~13/12/10~~
24/12/10

LISTED BUILDING CONSENT FOR ALTERATIONS, EXTENSIONS OR DEMOLITION OF A LISTED BUILDING

Plans / drawings containing disclaimers such as "not to scale" and "do not scale" will not be accepted by the Council (with the exception of perspectives) and drawings must be true to the stated scale

NATIONAL REQUIREMENTS

Completed NEW 1APP form (3 copies to be supplied unless the application is submitted electronically)

A plan which identifies the land to which the application relates drawn to an identified scale (1:2500 or 1:1250) and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)

A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies unless submitted electronically)

- Block plan of the site (at a scale of 1:100 or 1:200) showing any site boundaries

- Existing elevations (e.g. at a scale of 1:50 or 1:100)

- Existing floor plans (e.g. at a scale of 1:50 or 1:100)

- Existing site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)

- Existing roof plans (e.g. at a scale of 1:50 or 1:100)

- Proposed elevations (e.g. at a scale of 1:50 or 1:100)

 N/A

- Proposed floor plans (e.g. at a scale of 1:50 or 1:100)

- Proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)

- Proposed roof plans (e.g. at a scale of 1:50 or 1:100)

- Plans to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details

HCC ✓
M&C ✓
AM ✓
BAI ✓
GG ✓
PAI ✓
NCC ✓
VS ✓
ENG ✓
HOP ✓
BDDC ✓
Site press

The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building Conservation Areas) Regulations 1990

Design and Access Statement

rec'd
24/12/10
 NA

In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS

In addition to the above requirements, the following additional information **WILL BE** required:

Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)

Planning Statement

Photographs/Photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals

Plans must indicate the size of paper they have been produced upon (e.g. A4, A3, A0 etc) Plans must show a sliding scale both horizontally and vertically to enable confirmation of scaling.

In addition to the information above which must be submitted with your application, the following information **MAY ALSO** be required depending on the particular circumstances of the case. Please contact the Development Control Section for further advice:

Structural survey

DM

DONALD INSALL ASSOCIATES

CHARTERED ARCHITECTS

HISTORIC BUILDING & PLANNING CONSULTANTS

48 SIDNEY STREET

CAMBRIDGE CB2 3HX

Tel 01223 303111 Fax 01223 303006

Email cambridge@insall-architects.co.uk Website www.insall-architects.co.uk

Our Ref: NPH/ KTB

Planning Development Control,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
Herts AL8 6AE



For the attention of Mr D Manhertz

7 December 2010

Dear Sir

**No 1 Northaw Place, Coopers Lane, Northaw, Herts
Application for Listed Building Consent : Works to Garden Walls**

We enclose an application for Listed Building Consent on behalf of our client for proposed repairs and alterations to the garden walls.

To support this application, please find enclosed:

- Completed Application form for Listed Building Consent and certificates
- Heritage Statement / Explanation of Proposed Works
- Photographs as supporting documents
- Location Plan Dwg No. 1000
- Proposed Drawings:
Scott Wilson (Consulting Engineers) drawing D127366-020 T1 :
External Garden Wall : Proposed Buttresses

Yours faithfully,

Karen Teideman-Barrett
For and on behalf of Donald Insall Associates Limited

Encs

Directors Nicholas V Thompson, BArch(Hons), RIBA (Chairman), Tony Barton, BA(Hons) DipArch, RIBA (Deputy Chairman), Jonathan Carey, DipArch, RIBA, Simon Charrington, FCA (Company Secretary), Anthony Close-Smith, BA(Hons), BArch(Hons), Peter Riddington, BSc(Hons), BArch(Hons), RIBA, Michael Shippobottom, MA, BArch, RIBA, Mark Wilkinson, BA(Hons), DipArch, RIBA.

Senior Associates Peter Carey, BA(Arch), DipArch, RIBA, John Dangerfield, DipArch, RIBA, Robin Dhar, BA(Hons), DipArch, RIBA, RMAPS, Robert Duntton, BArch(Hons), BSc, RIBA, AABC, Tony Dyson, DipArch, RIBA, Asif Malik, DipArch, RIBA, MSc, MAPM, MaPS, Francis Maude, MA, DipArch, RIBA, AABC, Matthew Seaborn, BA(Hons), DipArch, RIBA, FRSA.

Associates David Barnes, BSc, BArch, RIBA, Caroline Blakeley, BA(Hons), BArch(Hons), RIBA, Sarah Butler, BA(Hons), BArch, GradDiplCons, RIBA, AABC, IHBC, Patrick Duerden, BA(Hons), DipArch, Elinor Gray-Williams, BA(Hons), BArch, RIBA, Tanvir Hasan, AADipl, RIBA, Simon Malam, BA(Hons), BArch, RIBA, AABC, Fiona Raley, BA(Hons), DipArch, RIBA, Toby Sargeant (Accounts), John Simons, BSc(Hons), BArch, MA(Cons), RIBA, AABC, Karen Teideman-Barrett, BA(Hons), DipArch, MA, RIBA.

Consultants Donald W Insall, CBE, LLD, FSA, RWA, FRIBA, FRTP(I)(Rud), SpDipl(Hons) (Founder), Alan Frost, LVO, AADipl, RIBA, DCHM, RMAPS, AABC, Geoffrey Broster, DipBS, FRICS, Robert Fraser, DipArch, RIBA, IHBC, Alasdair Glass, MA, FSA, RIBA, IHBC.

DMJ/CD

Maureen Graves

From: Caroline Dove
Sent: 23 December 2010 13:16
To: Planning
Subject: FW: S6/2010/3094/LB - 1 Northaw Place [Scanned]
Attachments: Design and Access Statement Dec 2010 1 Northaw PI Garden Wall Works.pdf

PLANNING
DEPARTMENT

24 DEC 2010

RECEIVED

From: Karen Teideman-Barrett [mailto:Karen.Teideman-Barrett@insall-architects.co.uk]
Sent: 23 December 2010 13:16
To: Caroline Dove
Subject: RE: S6/2010/3094/LB - 1 Northaw Place [Scanned]

Dear Caroline

Erection of new brick piers on footings to stabilize existing wall and alterations & repairs to wall
Please find attached Design & Access statement for the above application.

Regards

Karen Teideman-Barrett
Donald Insall Associates

From: Caroline Dove [mailto:C.Dove@welhat.gov.uk]
Sent: 22 December 2010 10:44
To: Camb Architects
Subject: S6/2010/3094/LB - 1 Northaw Place [Scanned]
Erection of new brick piers on footings to stabilise existing wall and alterations & repairs to wall
Please could you send in a Design & Access statement for the above application.
Please note that it is my last working day tomorrow and I return on 5th January 2011, please could you forward any documents to planning@welhat.gov.uk
Caroline Dove
Technical Support Officer
Planning Admin
Tel: 01707 357474
Fax: 01707 357255

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Donald Insall Associates Ltd
48 Sidney Street
Cambridge
CB2 3HX

Registered in England No. 1550406

Tel: 01223 303111

Fax: 01223 303006

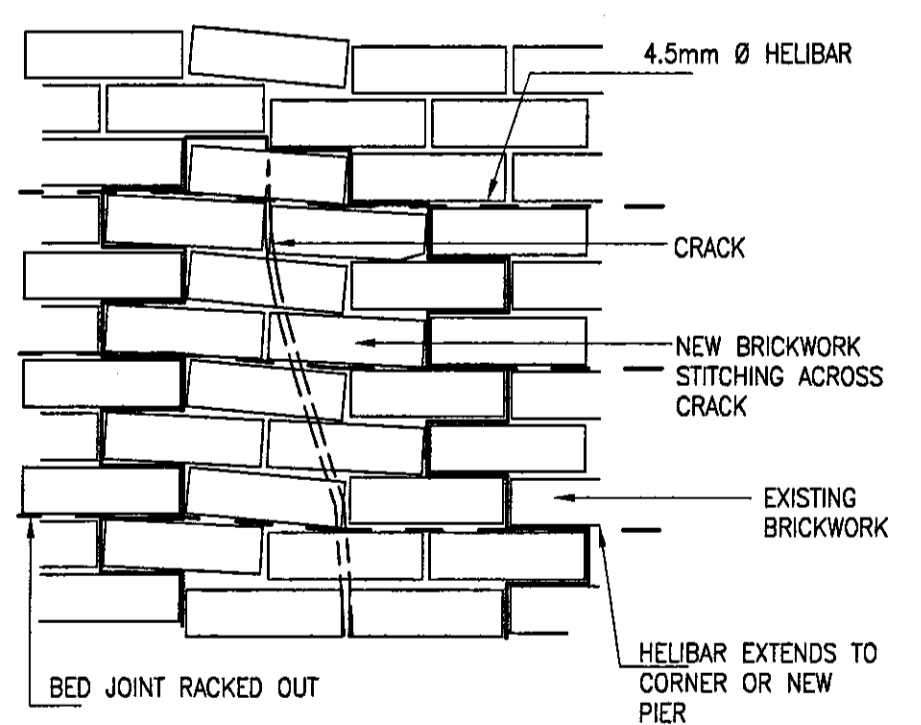
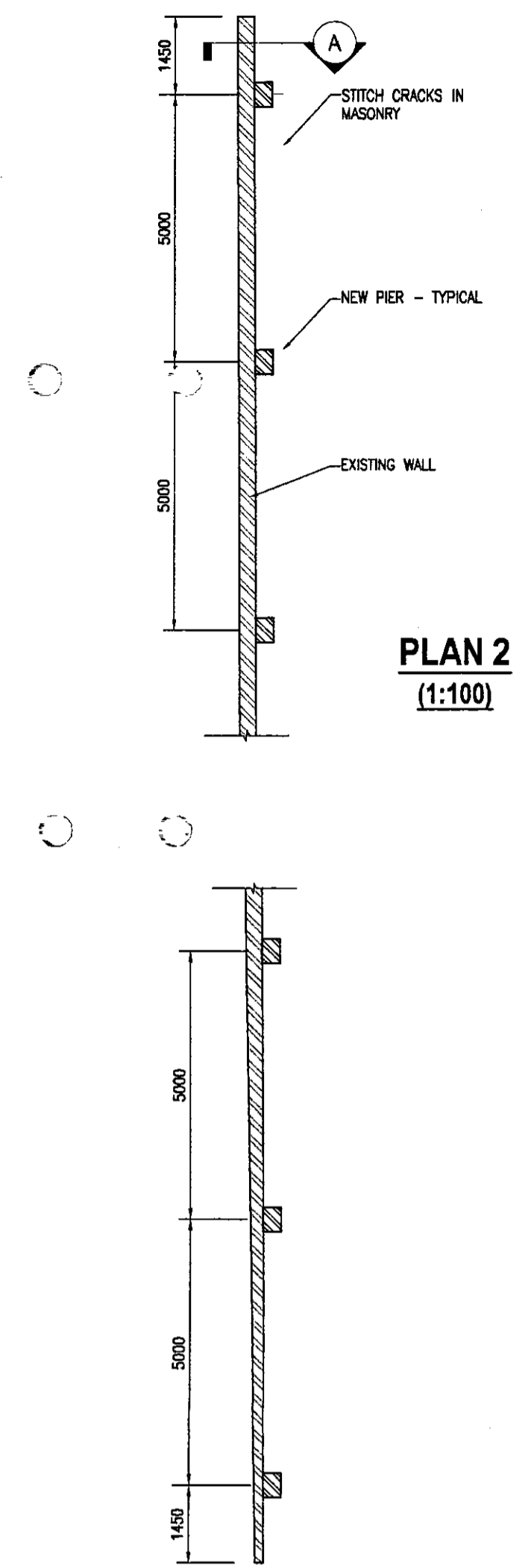
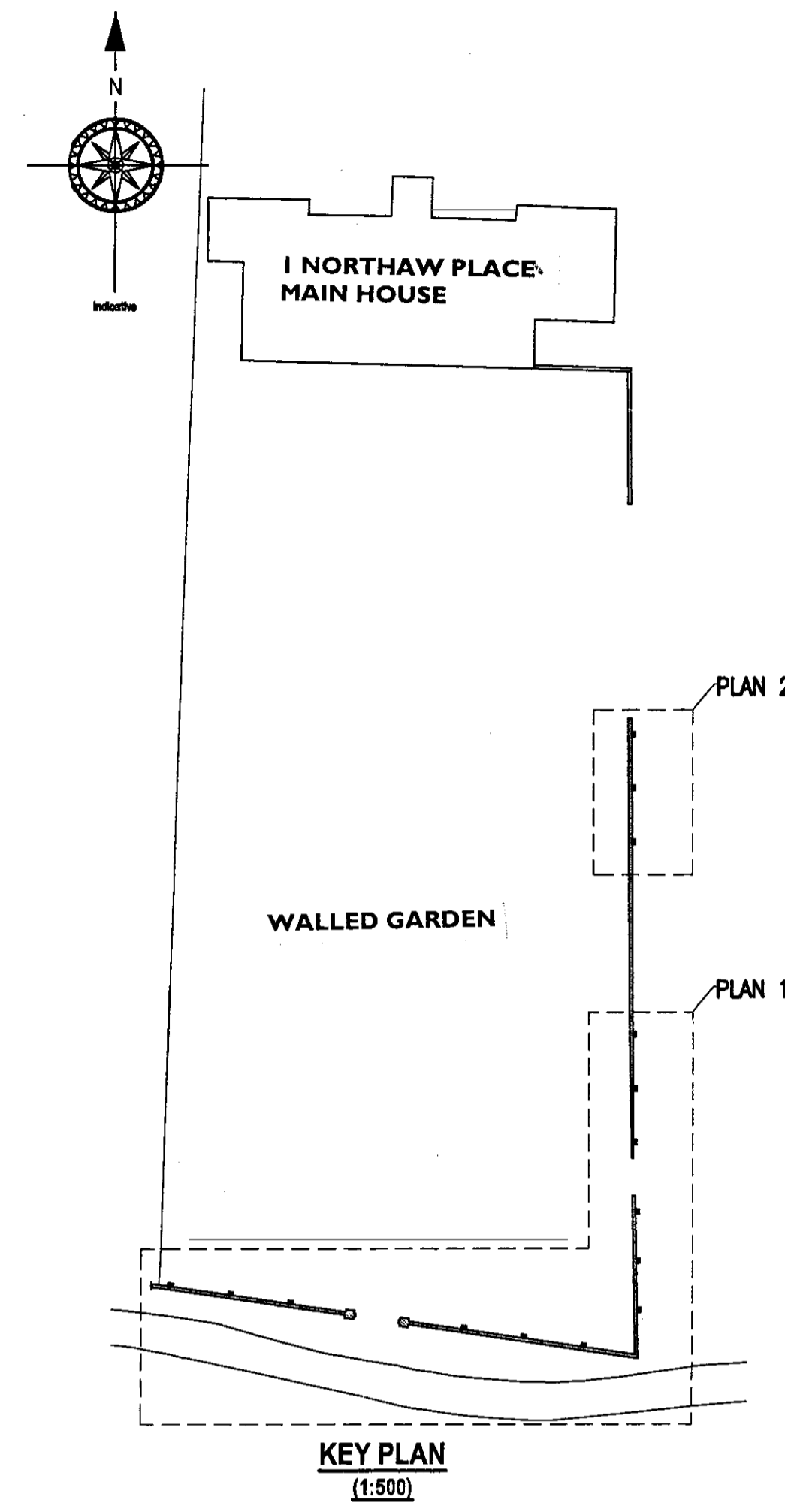
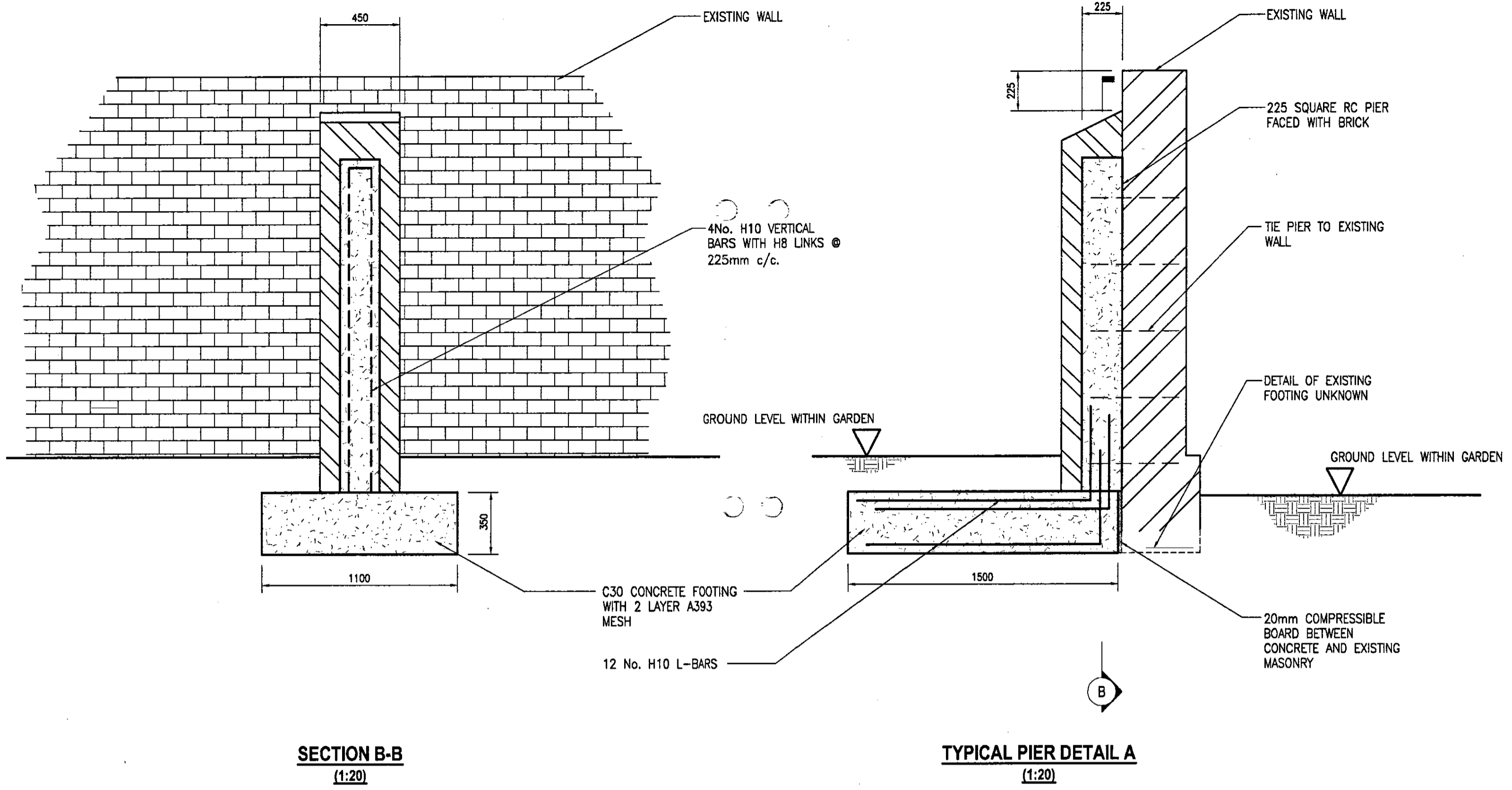
Email: cambridge@insall-architects.co.uk

Web: <http://www.insall-architects.co.uk>

Click [here](#) to report this email as spam.

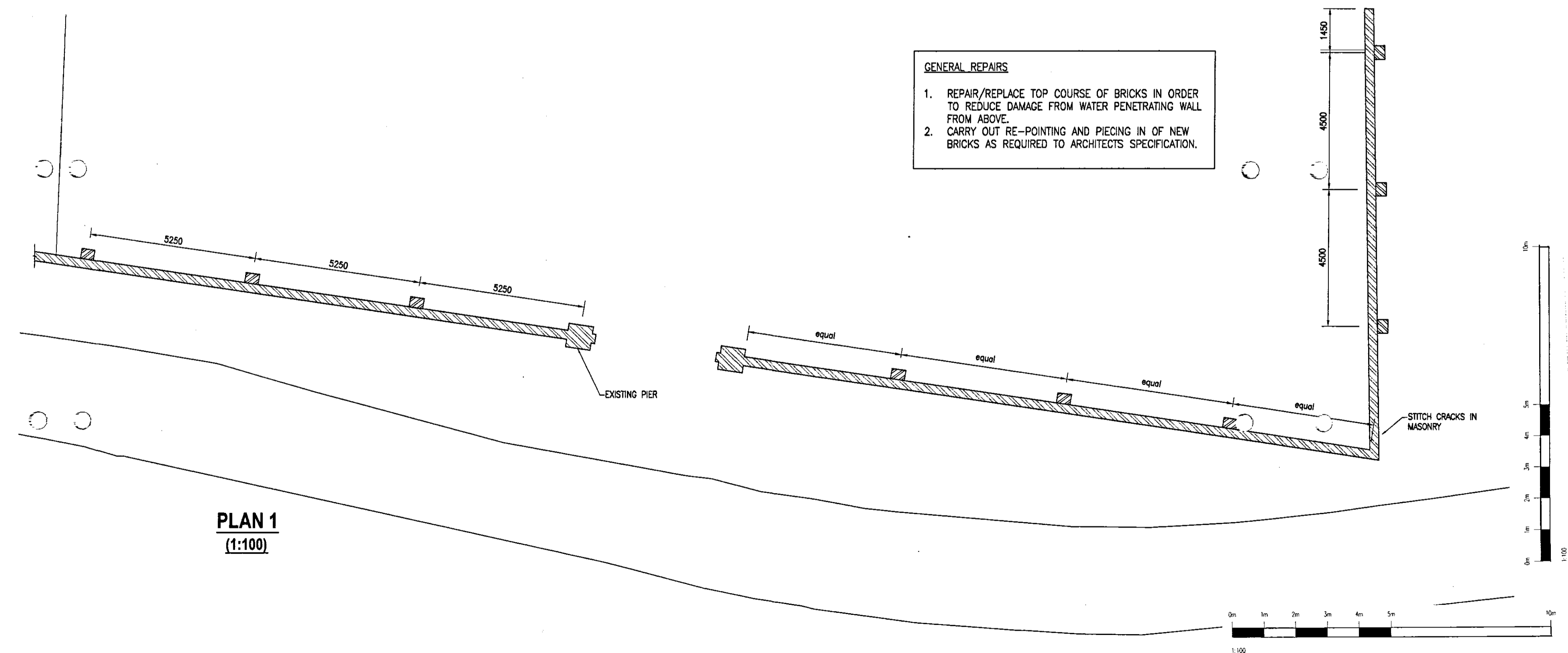
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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERS' DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST DRAWINGS.



GENERAL REPAIRS

- REPAIR/REPLACE TOP COURSE OF BRICKS IN ORDER TO REDUCE DAMAGE FROM WATER PENETRATING WALL FROM ABOVE.
- CARRY OUT RE-POINTING AND PIECING IN OF NEW BRICKS AS REQUIRED TO ARCHITECTS SPECIFICATION.



WILSON FIELD
PLANNING
CONSULTANCY
24 DEC 2010
No: 2010/3094

FOR TENDER	WG	19.07.10	T1
Revision Details	By	Date	Suffix
	Check		

Job Title
**1 NORTHAW PLACE
COOPERS LANE
NORTHAW
POTTERS BAR
HERTS EN6 4NQ**

Drawing Title
**EXTERNAL GARDEN WALL
PROPOSED BUTTRESSES**

Scale at A1
1:500, 1:100, 1:50, 1:10

Drawn	SH	Approved	DR
Stage 1 check	Stage 2 check	Originated	Date

Scott Wilson
8-8 Greencoat Place
London
SW1V 4PL
Telephone (020) 7798 5000
Fax (020) 7798 5001
www.scottwilson.com

Drawing Number
D127366-020

Rev
T1