

**Colin Haigh  
Head of Planning**

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Mr B Jones  
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29 January 2018

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Jones,

**Application Reference:** 6/2017/2852/COND

**Proposed development at:** Stonehills House Stonehills Welwyn Garden City AL8 6NH

**Proposal:** Submission of details pursuant to conditions 4 (external material samples) and 5 (details of dormer and replacement windows) on planning permission 6/2016/0818/MAJ

Thank you for your application requesting the approval of details reserved by the above conditions.

Condition 4 was part discharged under the previous application reference 6/2017/1546/COND in which the approved materials were as follows:-

- Flat roof - Sika Sarnafil single ply membrane in Lead Grey
- Mansard Tiling - Existing terracotta pantiles to be re-used with additional tiles supplied to match where required

Objections were raised in relation to the use of GRP pre-fabricated dormer window surrounds in Lead Grey colour. It was considered that genuine lead or zinc would be more appropriate to the standard of materials required in order to preserve the significance of the Conservation Area. Traditional lead Cladding is now proposed for dormer window which is considered acceptable in this regard.

The details pursuant to condition 4 (external materials) are sufficient and this condition has been complied with. Please note that these details submitted require implementation in order to comply with this condition.

Condition 5 requires the submission of 1:20 elevations and 1:2 detailed sections including through glazing bars of new dormer and proposed replacement windows be prior to commencement of the works on site. The 1:10 scale and measured sections are sufficient to assess the submitted details and the 1:2 detailed section and plan has also been submitted and are of appropriate scale.

A typical replacement window detail drawing at a 1:10 scale has been included in the drawings and an additional detailed plan at a 1:2 scale. However, concern was previously raised with the planning application, concerning the details provided of the glazing bars and concern regarding these appearing fake and applied to one large sheet of glass for each sash which gives a bland appearance without the liveliness of separate panes.

The previous application reference 6/2017/1546/COND acknowledges that the sectional details failed to include through glazing bars required in order to establish the depth of the Georgian glazing bars. It is considered that insufficient details have been provided to establish the depth of such glazing bars, in order to determine whether these have been profiled to match the existing on the exterior and therefore whether these would preserve and enhance the special character and appearance of the Conservation Area. In accordance with the above, the details provided are not acceptable pursuant to Condition 5, and this condition has been refused.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me on the above number and I will be pleased to advise you further.

Yours sincerely,

Lucy Hale  
Development Management Officer