

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="EN10 7QA"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tim"/>
Surname	<input type="text" value="Waller"/>
Company name	<input type="text" value="Waller Planning"/>
Address line 1	<input type="text" value="Suite A"/>
Address line 2	<input type="text" value="19-25 Salisbury Square"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Old Hatfield"/>
Country	<input type="text"/>
Postcode	<input type="text" value="AL9 5BT"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Repair, refurbishment and conversion of Northaw House to form 11 apartments (including refurbishment of existing caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.

Has the development or work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

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

What is the total volume of the listed building? 7055.00

Cubic metres

What is the volume of the part to be demolished?

202.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1975

(Date must be pre-application submission)

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

20th century accretions which detract from the appearance of the front elevation - the linking structure with the Ballroom Wing (western side) (dated between 1913 and 1935), and modern brick toilet block (eastern side) (c.1970s).

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

To improve the appearance of Northaw House and the setting of the Stable Block.

7. 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:

6/2019/0217/MAJ & 2/2019/0218/LB - Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure

6/2021/0071/LB & 6/2021/0072/MAJ - Repair, refurbishment and conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.

8. Immunity from Listing

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

Yes No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

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 and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See the accompanying Heritage Statement

10. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Northaw House and Ballroom Wing - white painted render and brick Stable Block - Red brick Oak Cottage - White painted brick	Northaw House and Ballroom Wing - white painted render and brick Stable Block - red brick Oak Cottage - White painted brick Walled Garden Houses - Timber, glass and zinc Gate Lodges - White painted render Settlement Area Housing - Red brick, black stained timber, natural coloured timber East Drive Housing - Red brick
Roof covering	Northaw House, Ballroom Wing, Stable Block, Oak Cottage - Slate tiles and lead	Northaw House, Ballroom Wing, Stable Block, Oak Cottage, Gate Lodges - Slate tiles and lead Walled Garden Houses - Sedum Settlement Area and East Drive Houses - Red clay tiles
Chimney	Northaw House, Ballroom Wing - Red brick Oak Cottage - White painted brick	Northaw House, Ballroom Wing, Settlement Area and East Drive - Red Brick Oak Cottage - White painted brick Gate Lodges - White render
Windows	Northaw House, Ballroom Wing - White painted timber Oak Cottage - Black painted timber	Northaw House, Ballroom Wing - White painted timber Stable Block - Timber Oak Cottage - Black painted timber Walled Garden Houses - Aluminium, grey powder coated Gate Lodges - White painted timber Settlement Area Houses - Timber, Aluminium, black powder coated

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
External Doors	Northaw House, Ballroom Wing, Stable Block, Oak Cottage - Painted timber	Northaw House, Ballroom Wing, Stable Block, Oak Cottage, Gate Lodges - Painted timber Walled Garden Houses - Aluminium, grey powder coated Settlement Area and East Drive Houses - Timber, aluminium black powder coated

Are you submitting additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

See Heritage Statement, Landscape Masterplan and application drawings.

11. Neighbour and Community Consultation

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

12. 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?

- The agent
- The applicant
- Other person

13. Pre-application Advice

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

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

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.

Owner

15. Certificates

1	
Name of Owner	
Number	
Suffix	
House Name	County Hall
Address line 1	Pegs Lane
Address line 2	
Town/city	Hertford
Postcode	SG13 8DQ
Date notice served	18/01/2022

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tim"/>
Surname	<input type="text" value="Waller"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/01/2022"/>

Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)