

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2022/1651/LB
Location: Northaw House Coopers Lane Northaw Potters Bar EN6 4NG
Proposal: Re-construction of demolished Walled Garden lean to store
Officer: Mr William Myers

Recommendation: Granted

6/2022/1651/LB

Context	
Site and Application description	<p>Northaw House was listed Grade II in 1972. There are informal grounds to the front and rear of the building, and flanking the present entrance driveway, from Coopers Lane to the west. Within the grounds there are a number of outbuildings, including a gardener's cottage (Oak Cottage), a substantial walled garden, and, to the east, a stable building which is listed Grade II in its own right.</p> <p>The walled garden with attached lean-to store is a curtilage listed building by virtue of its age, historic function and ownership in connection with Northaw House.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: NORT; - Distance: 0 LBC - LISTED BUILDING House, built in 1698, now office. Painted - Distance: 0 LBC - LISTED BUILDING Stables. Mid-late C18. Red brick. Hipped slate - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 9.79 DESC - BELL BAR TO BARNET 16" - Distance: 0 GAS - High Pressure Gas Pipeline(BELL BAR TO BARNET 16") - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2019/0217/MAJ Decision: Granted Decision Date: 07 January 2020 Proposal: 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</p> <p>Application Number: 6/2019/0218/LB Decision: Granted Decision Date: 10 January 2020 Proposal: Conversion of Northaw House to form 11 apartments (including</p>

	<p>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</p> <p>Application Number: 6/2021/2191/VAR Decision: Granted Decision Date: 10 September 2021 Proposal: Variation of condition 4 (drawing numbers), on Listed Building Consent 6/2019/0218/LB</p> <p>Application Number: 6/2021/3423/VAR Decision: Granted Decision Date: 10 February 2022 Proposal: Variation of condition 1 and 2 (amendment of wording of previously approved application) and condition 4 (change list of approved drawings) on planning permission 6/2019/0218/LB</p> <p>Application Number: 6/2022/1078/COND Decision: Refused Decision Date: 20 June 2022 Proposal: Submission of details pursuant of Condition 1 (Construction/Repair Method Statement), Condition 2 (Window and Door Details) and Condition 3 (Materials) on planning permission 6/2020/0930/VAR</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 9 August 2022 Site Notice Expiry Date: 31 August 2022 Press Advert Display Date: 10 August 2022 Press Advert Expiry Date: 1 September 2022</p>		
Consultees and responses	<p>Northaw & Cuffley Parish Council - The Parish Council reviewed this application on 24th August 2022 and suggested that although they have concerns they would urge the planning officers to consider this application based on suitability and need and whether this is appropriate development for a listed building.</p> <p>Conservation Officer – No objection subject to conditions</p> <p>Hertfordshire Gardens Trust – No objection</p> <p>Cadent Gas – No objection</p> <p>HCC Historic Environment Advisor - No comments received</p> <p>Joint Committee of the National Amenity Societies – No comment</p> <p>Historic England – No comment</p>		
Relevant Policies			

NPPF
Others

Main Issues

Impact on the character and setting of the listed building and adjoining listed buildings

Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. The specific historic environment policies within the National Planning Policy Framework (NPPF) are contained within paragraphs 189-208. Paragraph 197 of the NPPF states, ‘*In determining planning applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness’*

Paragraph 199 of the NPPF outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, ‘great weight’ should be given to the asset’s conservation and the more important the asset the greater the weight it should be given. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and world heritage sites, should be wholly exceptional. Where the harm is considered less than substantial Paragraph 202 states that this should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.

The lean-to structure has been dismantled and partially rebuilt. Listed building consent is sought to agree the detail for the rebuilding of the structure. It is understood that salvaged bricks have been used to rebuild the walls.

Following a request for revised drawings, it is now considered that the submitted drawings show the accurate reinstatement of the roof structure, doors, windows and internal flooring. Whilst it is noted that these plans do not include the pre-existing chimney and internal wall it has been agreed that these features do not need rebuilding.

It is also proposed to point the brickwork of the lean to structure to match the adjoining wall of the Walled Garden.

Subject to conditions being imposed which make sure that the proposed new materials match the salvaged materials and that further information is submitted in relation to the proposed doors and windows, there are no objections to the proposed rebuilding of the lean to structure. The harm to the listed building has been mitigated through the accurate rebuilding of the structure and, once rebuilt, there will be no harm caused to the significance of the listed building (in accordance with Chapter 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Conclusion	
The proposed works would not harm the setting of the designated heritages, with the result that it is considered that the development would be acceptable.	

Conditions:

1. Detailed drawings of the new windows and doors in section and elevation, at an appropriate scale, must be submitted to and approved in writing by the Local Planning Authority prior to their first installation.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

2. Any new roof tiles must match the material, size, colour and texture of the salvaged roof tiles, which are shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

3. Any new stone paving flags must match the material, size, colour and texture of the salvaged stone pavings flags, which are shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

4. The new pointing must match the mortar colour and mix and pointing profile of the existing pointing of the adjoining garden wall, which is shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

5. Any new rainwater goods must be black painted metal unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

6. Detailed drawings of the new windows and doors in section and elevation, at an appropriate scale, must be submitted to and approved in writing by the Local Planning Authority prior to their first installation.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

7. Any new roof tiles must match the material, size, colour and texture of the salvaged roof tiles, which are shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

8. Any new stone paving flags must match the material, size, colour and texture of the salvaged stone paving flags, which are shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

9. The new pointing must match the mortar colour and mix and pointing profile of the existing pointing of the adjoining garden wall, which is shown within the Details of Materials document submitted on the 5th December 2022, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

10. Any new rainwater goods must be black painted metal unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

DRAWING NUMBERS

11. 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
		Site Location Plan	12 July 2022
16C	G	Pre Existing Plans	21 November 2022
28	D	Proposed Plans	21 November 2022

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).

Determined By:

Mr Derek Lawrence
8 December 2022