



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION**

S6/2004/572/LB

CONVERSION, ALTERATION AND CHANGE OF USE OF NORTHAW HOUSE TO SINGLE RESIDENTIAL UNIT, STABLE BLOCK TO 1 RESIDENTIAL UNIT, BALLROOM WING TO 3 RESIDENCES, SEVEN NEW BUILD DWELLINGS; (3 OF WHICH LIVE / WORK) EXTENSION, ALTERATIONS AND REFURBISHMENT OF OAK COTTAGE, PLUS ASSOCIATED CAR PARKING, DRIVEWAY AND ACCESS AND LANDSCAPING, INCLUDING SOME DEMOLITION

at: NORTHAW HOUSE, JUDGES HILL, NORTHAW, POTTERS BAR

Agent Name And Address

STRUTT & PARKER (ref CLN)
201 HIGH STREET
LEWES
EAST SUSSEX
BN7 2NR

Applicant Name And Address

NORTHAW PROPERTIES LTD
c/o Agent

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 **PERMIT** the development proposed by you in your application received with sufficient particulars on 06/04/2004 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 five 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been 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 D1 and D2 of the Welwyn Hatfield District Plan 2005

3. Notwithstanding any details submitted with the application, prior to the commencement of the development hereby permitted a Schedule of Works and Repair for the principal

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listed buildings, Oak Cottage, wall surrounding the walled garden as well as all historic brick and stonework including any piers and gates within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved shall be completed in accordance with the approved scheme.

REASON

To safeguard the historic and architectural integrity of the Grade II listed building in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

4. All rainwater goods shall be made of cast-iron with the exception of the walled garden dwelling in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods for the walled garden dwelling shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Buildings in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

5. No works shall take place until detailed plans illustrating the window and door detailing and sections through the windows to show the mouldings have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans. Subsequently, the mouldings of the windows and doors shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

6. No demolition or development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

REASON

To ensure that remains of archaeological importance likely to be disturbed in the course of development are adequately recorded in accordance with policy R29 of the Welwyn Hatfield District Plan 2005

7. The brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON:

To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

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8. No historic timbers of the existing building shall be cut or removed without the prior inspection and written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

9. Notwithstanding condition 3 (Schedule of Works) (a) historic doors which are proposed to be removed should be reused where possible or set aside for future use and (b) existing skirting's, architraves, decorative ceilings and ceiling cornices should, where possible be retained, (c) the mosaic floor of the conservatory retained and repaired and any new work should match the existing patterns, sizes and profiles.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

10. Prior to the commencement of the development hereby permitted all materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas shall be approved in writing by the Local Planning Authority.

REASON: To ensure that the development does not detract from the appearance of the locality and to ensure the historic and architectural character and setting of the building is properly maintained, in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

11. Prior to the commencement of the development hereby permitted, detailed drawings of the proposed glazed link to Oak Cottage, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved plans and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

12 Notwithstanding the details on the plans, the new partition that is proposed to be installed to create rooms FF18 and 19 would bisect a fine mid-18th century chimneypiece: this should remain in situ and the partition's position adjusted accordingly. Plans, at a suitable scale (1:20) shall be submitted to the Local Planning Authority for approval of the location in writing. Thereafter, the development shall be implemented in accordance with the approved plans and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

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13. Notwithstanding the details on the plans, the new doors to allow access to the bath and dressings rooms to FF13 would cut through a modelled dado panelling. Details shall be submitted to the Local Planning Authority, at a suitable scale (1:20) for approval in writing showing access to these rooms without harming the historical fabric of the listed building. Thereafter, the development shall be implemented in accordance with the approved plans and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment.

REASONS FOR APPROVAL

The proposal has been considered against National Plan Policy PPG16, PPG15 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 D1, D2, R27, R29), 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).

APPROVED PLAN NUMBER(S): APPROVED PLAN NUMBER(S): 1:500 Existing Site Block Plan & 032A & 038A & 040A & 043A & 035A & N11438-05.04.04-Site Area & 03A & 02A & 01A & 041A & 037A & 039A & 036A received and dated 6 April 2004

OC1A & OC2A & P01 & P02 & P03 & P04 & E05 & E02 & E01 & E04 & E03 & E05 & E06 & IN01 & P05 & IN02 & P06 & IN03 & IN06 & IN05 & IN04 & 023C & 024C & 044A received and dated 23 May 2007

WG1A & WG2A & WG3A received and dated 15 October 2007

S02A received and dated 05 February 2009

Date : 01-10-2009



Tracy Harvey
Head of Development Control