

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2012/2622/LB
APPLICATION Site:	Oshwal Centre, Coppers Lane Road

NOTATION:

Hook House is a Grade II Listed Building.

DESCRIPTION OF SITE:

Hook House is a Grade II Listed Building, which dates from the c.1839 and is an Asymmetrical Tuscan-style villa of 2-3 stories with attics. It appears that it has been extended to the side in its history with a later three storey extension.

To the rear of the building is a paved terraced area with open lawns beyond.

DESCRIPTION OF PROPOSAL:

The application proposes the erection of a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area.

This proposed extension will require the removal an existing single storey extension and the addition of a new ground floor structure to provide an enlarged dining hall with an increased floor area from 51 sqm to 104 sqm which (according to the application drawings) will increase the seating from 28 to 80.

To facilitate this it is proposing to extend the existing flat roof and to create a central lantern to allow daylight into the centre of the new seating area.

The proposed external wall finishes are to match the existing and the arched glazed doorways and will mirror those which already exist in this part of the building. The existing terraced, are where the extension is proposed, will be extended further out.

PLANNING HISTORY:

S6/1979/689 – Change of use from residential to spiritual, cultural and leisure activities of a religious body – granted.

S6/1980/46 – Extension and conversion of outbuildings to community buildings – granted.

S6/1980/126 – New temple – granted.

S6/1984/352 – Single storey extensions and alterations- granted.

S6/1984/353 – Demolition of first floor extension, erection of single-storey extension and alterations – granted.

S6/1985/398 – Site for new temple (revised siting to previous scheme) – granted.

S6/1986/234 – Demolition of existing outbuildings and replacement with new community building in association with use of Hook House – granted.

S6/1988/861/FP - Erection of temple –granted 22 November 1988

S6/1989/534 – Revised internal road and car park surfacing, new paved surface adjacent to Oshwal House and additional landscaping – granted.

S6/1990/629 – Erection of canopy – granted.

S6/1992/681 – Erection of temple (application made under Section 73 of the 1990 Town and Country Planning Act) – granted.

S6/1994/751/FP - Erection of ornamental temple (2.1m high) and paved garden in grounds - granted 12 December 1994

S6/1995/226 – Erection of temple (renewal of consent S6/1992/0681) – granted.

S6/1995/227 – Erection of non-illuminated sign – granted.

S6/1996/0503/FP - Extension to Assembly Hall to provide toilets at first floor and foyer to ground floor – granted 2 August 1996

S6/1996/388 – Erection of ornamental temple (2.1m high) and paved garden in grounds – granted.

S6/1997/985 – Erection of scale model of temple (in position approved under S6/1996/0388) – granted.

S6/1998/662 – Erection of temple (revision to planning permission S6/1995/0226) to incorporate 11.5m² of additional floor area and revised elevations – granted.

S6/2001/1202/FP - Erection of extension to assembly hall to provide toilets at first floor and foyer to ground floor. (renewal of planning consent S6/0503/96) – granted 18/01/2002

S6/2003/1587/FP - Erection of temple (revision to previous planning permission S6/1998/662/FP) together with ancillary building and new car parking – granted 9 February 2004

S6/2005/201 – Stone garden features around the temple – granted.

S6/2006/0003/LB - Blocking up of existing internal doorway and formation of new door opening. - granted

S6/2006/1254/LB - single storey rear extension and associated internal alterations – refused 05/12/2006

S6/2007/1950/LU - Certificate of lawfulness for proposed resurfacing and reconfiguration of existing car parking layout and landscaping (existing car spaces 235, proposed car spaces 235) A(G) 18/02/2008

SUMMARY OF POLICIES:

National Planning Policy Framework
Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

Welwyn Hatfield District Plan

SD1: Sustainable Development

CONSULTATIONS:

TOWN/PARISH COUNCIL COMMENTS:

Norhaw and Cuffley Parish Council advice: 'The PC have no objection'

REPRESENTATIONS:

None, period expired 10/01/13

DISCUSSION:

The main issues are:

1. The impact on the heritage asset

Paragraph 132 of the NPPF states:

'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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or

garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

The design of the new extension will require the removal of an existing rear wall which currently has two arched opening where full height glazed patio doors exist. There is also a requirement to remove a small flat roofed extension and to increase the opening size of an existing window.

There is evidence in the planning history to show that the wall to be demolished is a much more recent addition granted by application S6/352/84 and so is not part of the original fabric of the building. The loss of these features is therefore not considered to be an issue to this heritage asset. Furthermore, the proposed design will also replicate the features of the glazed windows which will be removed as part of this development.

In regards to the relationship between the new extension and the current building, the extension is to be located to the rear of the building where an outside terrace is currently located. The existing building has mainly pitched roofs, but there are existing examples of flat roofs, including the original bay windows. As such the use of a flat roof of this scale which also has a glazed lantern in its centre is not considered to be harmful to the overall character of the building.

In respect the internal changes, the current dining and kitchen area have no features which are original to this part of the building as the walls are simply white painted and the floor surface has been recovered. Taking into account that this part of the building is in any case a later addition to the original structure, and that the applicant should be not unreasonably restricted in redecorating the room to their requirements where there would be no impact on historic features, there would be no merit in requiring any planning conditions seeking further details of the changes to this room as part of the proposed development.

With regard to external materials to be used in the new extension, it is important however to ensure that the white painted stucco is of a good quality and an exact match to the existing building and so a sample panel to be inspected on site before these works have been completed would be entirely reasonable.

In regards to the new windows and doors, further larger scale drawings are required to show the proposed joinery detailing and final finish. Likewise, the new glazed roof lantern will also need to be designed in more detail to shown that it will be of high quality and constructed of materials that are appropriate for a listing building. A planning condition to secure this would be reasonable along with the materials proposed for the new terrace area.

Overall, and subject to these planning conditions, the proposal would safeguard the integrity of the heritage asset and so no demonstrable harm will result to the historic importance of this building. The proposal therefore complies with the NPPF.

Protected Species The presence of protected species is a material consideration, in accordance with the National Planning Policy, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981).

Hertfordshire Biological Records Centre advises that there are no known ecological constraints regarding the proposed development. The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 and amended 2012 Regulations further.

CONCLUSION:

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

CONDITIONS:

1. C.2.2 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details 6842/03/P0 & 6842/04/P0 & 6842/08/P0 received and dated 12 December 2012 & 6842/02/P1 received and dated 19 December 2012

Pre Development

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building and the new terrace area hereby permitted have been submitted to and approved in writing by the Local Planning Authority. A sample panel of the new painted wall stucco shall then be completed on site and the local planning authority given at least five working days notice to inspect this for approval. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

4. Prior to any building works being first commenced, detailed drawings to an appropriate scale of the new windows (including proposed roof lantern) and doors including a section of the glazing bars and frame moulding and clearly showing the position of the window frame in relation to the face of the wall,

depth of reveal, and sill details shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan policy SD1 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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).

INFORMATIVES: None

Signature of author..... Date.....