

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

DELEGATED APPLICATION

Application No: 6/2016/0347/LB
Location: Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6
 4DG
Proposal: Erection of single storey rear extension and internal alterations
Officer: Mr S Dicocco

Recommendation: Granted

Context	
Site and Application description	<p>The site contains the large, grade II listed country house formally known as The Hook House. Now known as Oshwal House, Hook House was a Regency Period building, begun in 1839 of white painted stucco and generally with low-pitched slate roofs. The North elevation was partly extended in the late C20th with a single storey flat roofed part and a two storey pitched roof element.</p> <p>The wider site has been extensively developed, and now hosts a large car park, community centre, storage outbuildings, two storey external air conditioning unit, a children's play area and associated toilet block as well as a temple.</p> <p>The proposal follows a previous approval referenced S6/2012/2549/FP which allowed "a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area". The proposed development would be in the same location, with a different design and of a slightly greater size.</p> <p>Following negotiation and amendments, the proposed extension would host a low degree pitched roof behind a parapet wall as well as a chimney on the west elevation. The extension would be attached to the host building through a glazed link to the existing dining area, and be utilised to extend the existing dining area and provide a re-located kitchen area. The height of the parapet would be slightly below the existing band within the host building, and the windows would be reflective of the host building at ground floor level in height and width where not providing patio access and egress from the extension.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING House 1839 Asymmetrical Tuscan Style villa</p> <p>FLZ2 - Flood Zone 2 (Fluvial Models)</p> <p>FLZ3 - Flood Zone 3 (Fluvial Models)</p> <p>GB - Greenbelt</p> <p>LCA - Landscape Character Area (Northaw Common Parkland)</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>ROW - BRIDLEWAY (NORTHAW 010)</p> <p>WARD - NORTHAW AND CUFFLEY</p>
Relevant planning history	<p>Application Number: S6/1979/0689/ Decision: Granted Decision Date: 29</p>

	<p>November 1979</p> <p>Proposal: Change of use from residential to spiritual, cultural and leisure activities of a religious body</p> <p>Application Number: S6/1984/0352/ Decision: Granted Decision Date: 03 August 1984</p> <p>Proposal: Single storey extension and alterations</p> <p>Application Number: S6/1984/0353/LB Decision: Granted Decision Date: 05 September 1984</p> <p>Proposal: Demolition of first floor extension, erection of single storey extension and alterations</p> <p>Application Number: S6/1996/0503/FP Decision: Granted Decision Date: 02 August 1996</p> <p>Proposal: Extension to Assembly Hall to provide toilets at first floor and foyer to ground floor</p> <p>Application Number: S6/2012/2549/FP Decision: Granted Decision Date: 05 February 2013</p> <p>Proposal: Erection of a single storey rear extension following demolition of existing ground floor extension and enlarged terrace area</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 18 May 2016</p> <p>Site Notice Expiry Date: 8 June 2016</p> <p>Press Advert Display Date: 27 April 2016</p> <p>Press Advert Expiry Date: 11 May 2016</p>		
Summary of neighbour responses	None		
Consultees and responses	<ol style="list-style-type: none"> 1. Northaw and Cuffley Parish Council – No response 2. Councillor George Michaelides – No response 3. Councillor John Nicholls – No response 4. Conservation Officer – No objection following negotiation and amendments 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF Others			
Main Issues			
Impact on the character and setting of the listed building and adjoining listed buildings	<p>Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “<i>special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>”. The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the National Planning Policy Framework (March, 2012) states, ‘<i>In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> • <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> • <i>The positive contribution that conservation of heritage assets can make to</i> 		

	<p><i>sustainable communities including their economic vitality; and</i></p> <ul style="list-style-type: none"> • <i>The desirability of new development making a positive contribution to local character and distinctiveness'</i> <p>Paragraph 132 of the Framework 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 133 states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial Paragraph 134 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>The enlargement, following negotiation and amendments, would be of respectful and reflective design. The proposed extension would be attached to the host building through a glazed link, which serves to reduce coverage and damage of historic fabric, and separates the extension from the original building. Furthermore, the wall proposed to be removed is the result of a modern addition which holds little significance in relation to the heritage asset. The extension would be located on an elevation which has a lesser contribution to the significance of the heritage asset than other parts of the listed building. It is also a material consideration that a similar extension, in the same location, was previously approved under the same policies which are applicable to this application. As a result of the above discussion, it is considered that the proposed development would maintain the significance of the heritage asset.</p>
Any other considerations	
Conclusion	
The proposed extension would, subject to a condition requiring the submission of materials, serve to preserve and conserve the significance of the heritage asset. Accordingly, the proposal is considered to accord with the provisions of the National Planning Policy Framework 2012.	

Conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Details of any new windows, roof lights, link glazing and doors hereby approved must submitted to and approved in writing by the Local Planning Authority prior to

commencement of the works. The details submitted must include 1:20 scale elevations; 1:2 scale sections (doors and windows only); an annotated plan showing the location of each proposed item; brochure details (roof lights only); as well as appropriately scaled movement joint details between the glazed link and the existing house. The larger scale details must include part of the surrounding fabric. Subsequently, the approved materials shall not be changed.

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

3. No development shall commence until 1:5 scale details of the eaves, parapets, verges, abutments and chimney stack have been submitted to and approved in writing by the Local Planning Authority. The detailed mouldings should be modelled on classical details found in the historic parts of the house or based on C18th or C19th pattern books. Subsequently the details shall be implemented and shall not be changed.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and chimney and this is required in the interests of the significance of the heritage asset in accordance with the National Planning Policy Framework.

4. Notwithstanding the details submitted as part of this application, the use shall not commence until a scheme for the extraction and filtration of cooking or other fumes has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be maintained in accordance with the manufacturer's instructions to ensure its continued satisfactory operation.

REASON: To ensure a satisfactory standard of development in the interests of the significance of the heritage asset in line with the National Planning Policy Framework.

5. All visible rainwater goods must be made of cast-iron, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority before any development commences. Subsequently, the development shall not be implemented and retained other than in accordance with the approved details.

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

DRAWING NUMBERS

6. 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
6842-36	P3	Elevations	21 June 2017
6842-33	P2	Plans	21 June 2017
6842/02	P0	Site Location Plan	2 March 2016

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 paragraphs 186-187 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).

Informatives:

1. It is considered that the ventilation/extract system should make use of the proposed external chimney stack.

Determined By:

Mr A Mangham
5 July 2017