

From: Andrew Robley
Sent: 03 February 2017 15:04
To: Mark Peacock <m.peacock@welhat.gov.uk>
Subject: Northaw, The Oshwal Centre, Coopers lane Road; 16/1067/FUL

Mark,

My previous comments were as follows: (in italics) Revised comments are below in bold type

The site is the former ;large Country House known as Hook House, Regency Period, begun in 1839 of white painted stucco and generally with low-pitched slate roofs. However, the North elevation was partly extended in the late C20th with a single storey flat roofed part and a two storey pitched roof element. It is clear, from the architectural quality of the windows and other features, that the house was designed to be seen from all sides, in an open parkland setting.

To the south west of the listed building towards the main entrance is a landscaped area that also contains extensive car parking and to the South East is the new, traditionally built temple, some distance away and of smaller size than the LB.

To the North East and much closer to the LB is the new Oshwal Centre, a large community building which is at least twice the size of it and quite close to it.

To the rear of this and tin the extreme North of the site would be the site for the proposed building, which is to replace the current storage facilities which comprise a small, low brick built building of no particular merit and a couple of shipping containers which are detrimental to the setting of the LB. However, the existing facilities are set down on land that falls away from the LB and are also of relatively low height. (approximately 3.2 M)

The proposal is to replace this facility with a somewhat larger building and higher in respect of overall roof height which would be approximately 5M. This is because the roof is similar to a C20th factory building in "saw tooth" form with "north lights". According to the Planning Statement, this is to give extra height for storage and to provide natural day-lighting without low level windows (for security).

Whilst the current shipping containers should not set a precedent for the amount of building, in my view a building of this area and in this location would in principle not necessarily, significantly harm the setting of the listed building, However, the overall amount of building in this corner is becoming an issue and therefore it should be made as in conspicuous as possible. The additional height is therefore an issue and the "saw tooth" roof draws attention to this.

Whilst the building is set down into the landscape, it would be advantageous for the banking up of a grassed bund , which could also be planted with screening planting. In addition, the Architects should consider turning the roof form by 90 degrees so that the saw tooth form is facing away from the LB. it would also be advantageous to consider a "green roof" which would also blend the building into the landscape and avoid the appearance of standard profiled metal roofing which might otherwise be contemplated.

If these amendments were to be made, I would advise that the proposals would not significantly harm the setting of the LB and would **The site** is the former ;large Country House known as Hook House, Regency Period, begun in 1839 of white painted stucco and generally with low-pitched slate roofs. However, the North elevation was partly extended in the late C20th with a single storey flat roofed part and a two storey pitched roof element. It is clear, from the architectural quality of the windows and other features, that the house was designed to be seen from all sides, in an open parkland setting.

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If these amendments were to be made, I would advise that the proposals would not significantly harm the setting of the LB and would conform to the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134, PPG 2014, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Note 3 , Local Plan R22, R25, Emerging Core Strategy CS11; The Planning(listed buildings and conservation areas)Act 1990.

Should satisfactory amendments be made the conditions should also include the following:

- 1. Prior to the commencement of any works on site, precise details of the following must be submitted to and approved in writing by, the Local Planning Authority;-a) the roof eaves , verges and glazing 1:5 details, b) new external doors – 1:20 elevations and 1:5 sectional details.**
- 2. Materials Samples C.5.1**

Regards,

The New Proposals;

The amendments have resulted in a roof which is re-oriented and “greened” as recommended. It doesn’t appear to have been reduced in height but nevertheless would be of less visual impact from the listed house. This would be helped by introducing a landscape bund and screening planting.

I would advise that the proposal would not significantly harm the setting of the listed building and that this harm could further mitigated by the introduction of a landscaping feature.

If so, it would conform to the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134, PPG 2014, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Note 3 , Local Plan R22, R25, Draft Local Plan SP11 and SADM15 ; The Planning(listed buildings and conservation areas)Act 1990.

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- 2. Materials Samples C.5.1**
- 3. Notwithstanding the approved drawings, prior to completion and occupation of the building a landscaped bund and tree screen should be installed between the new building and the existing listed building to a design submitted to and approved in writing by, The Local Planning Authority. (a minimum 1 metre high grassed bund is envisaged situated around the manoeuvring area with tree/shrub screening , of native species, including at least one forest sized tree.**
- 4. Standard landscaping condition specifying species and long term maintenance.**

Regards,

Andrew