

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

DELEGATED APPLICATION

Application No: 6/2016/1600/LB
Location: Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6
 4DG
Proposal: External refurbishment comprising replacing some clay chimney pots where defective and repair with replacement were necessary the slate tile roof
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. 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.</p> <p>The proposal has been reduced in its extent for expediency. The replacement windows and rendering originally proposed have been removed from consideration and will be subject to a separate application once the relevant reports and evidence have been composed. As such, this application relates only to refurbishment of the roof and chimney pots only. The proposal therefore seeks Listed Building Consent to repair the roof and chimneys, involving the replacement of roof tiles and chimney pots where required (estimated at 15-20%) on a like for like basis.</p>		
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING House 1839 Asymmetrical Tuscan Style villa GB - Greenbelt LCA - Landscape Character Area (Northaw Common Parkland) PAR - PARISH (NORTHAW AND CUFFLEY) Ward6 - Northaw & Cuffley</p>		
Relevant planning history	None of particular relevance.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 12 April 2017 Site Notice Expiry Date: 3 May 2017 Press Advert Display Date: 3 May 2017 Press Advert Expiry Date: 17 May 2017</p>		

Summary of neighbour responses	None
Consultees and responses	<ol style="list-style-type: none"> 1. The Council for British Archaeology – No response 2. Historic Environment Advisor – No response 3. Northaw and Cuffley Parish Council – No response 4. Councillor Bernard Sarson – No response 5. Councillor George Michaelides – No response 6. Conservation Officer – No objection to the roof or chimney pot repairs subject to like-for-like replacement 7. Councillor Irene Dean – No response
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 sustainable communities including their economic vitality; and</i> • <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>It is considered that the like for like replacement of roof tiles and chimney pots would not harm the significance of the heritage asset. The proposed works would assist in conserving the heritage asset through ensuring no further damage is caused by faulty or defective elements of the roof or chimney pots. A condition will be required for the submission of materials including roof tiles and chimney pots to ensure a good match is found and no harm results.</p>
Any other considerations	
Conclusion	
The proposed repair works to include replacement where necessary would, subject to a condition	

requiring the submission of materials to ensure a good match is found, 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 roof tiles and details of the chimney pots to be used in the refurbishment works 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 the significance of the heritage asset in accordance with the National Planning Policy Framework.

DRAWING NUMBERS

2. 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
6842-27-P0		Site Plan	4 August 2016
6842-49-P0		Existing Ground Floor and Roof Plans - Elevations	4 August 2016
6842-47-P0		Existing Scaffolding Plans	4 August 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).

Determined By:

Mr A Mangham
5 July 2017



**WELWYN
HATFIELD**