

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

DELEGATED APPLICATION

Application No: 6/2019/0218/LB
Location: Northaw House Coopers Lane Northaw Potters Bar EN6 4NG
Proposal: Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure
Officer: Mr William Myers

Recommendation: Granted

6/2019/0218/LB

Context	
Site and Application description	<p>The site consists of a block of land of some 10.5 hectares with the eastern boundary abutting the Conservation Area of Northaw. The local area is characterised by mature woodland, but Northaw House is located on a small ridge, and therefore enjoys extensive views, in particular to the east across the valley of the Cuffley Brook.</p> <p>Northaw House was listed Grade II in 1972. There are informal grounds to the front and rear of the building, and flanking the present entrance driveway, from Coopers Lane to the west. The main façade of the house can be seen from Judges Hill to the north, on the top of the rise. Within the grounds there are a number of outbuildings, including a gardener's cottage (Oak Cottage), a substantial walled garden, and, to the east, a stable building which is listed Grade II in its own right.</p> <p>This two storey brick stable block has a slate roof and clock turret with ball finial and weather vane. The building is flanked by a derelict single storey building and an open fronted carhouse which joins the rear of the Victorian conservatory to the main house. The house itself includes two other main elements, namely a later three storey west wing, and a two storey ballroom wing. These elements are arranged around a small courtyard area, but both are physically joined to the main house.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: NORT; - Distance: 0 LBC - LISTED BUILDING House, built in 1698, now office. Painted - Distance: 0 LBC - LISTED BUILDING Stables. Mid-late C18. Red brick. Hipped slate - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 DESC - BELL BAR TO BARNET 16" - Distance: 0</p>

	GAS - High Pressure Gas Pipeline(BELL BAR TO BARNET 16") - Distance: 16.19		
Relevant planning history	<p>Application Number: S6/2013/1225/FP Decision: Granted Decision Date: 29 October 2013 Proposal: Change of use from offices (Use Class B1) to residential (Use Class C3)</p> <p>Application Number: S6/2004/0573/FP Decision: Granted Decision Date: 01 October 2009 Proposal: 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</p> <p>Application Number: S6/2004/0572/LB Decision: Granted Decision Date: 01 October 2009 Proposal: 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</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 14 March 2019 Site Notice Expiry Date: 4 April 2019 Press Advert Display Date: 27 February 2019 Press Advert Expiry Date: 13 March 2019</p>		
Consultees and responses	<p>HCC Historic Environment Advisor – No objection, subject to conditions</p> <p>Northaw & Cuffley Parish Council - Not sustainable. Remote location. Public transport insufficient. Limited bus service. Village offers limited services and cars would be essential for shopping and employment.</p> <p>New buildings on Green Belt are unacceptable as it has an adverse impact on openness. This is over development of the site.</p> <p>Traffic access improvements at west end inadequate (simply narrowing junction and changing road markings & signage) and it is a dangerous bend. At east end, Design Statement is contradictory - is this a pedestrian or vehicular access? If vehicular, there is a dangerous bend and dip in the road.</p> <p>The Special Circumstances of additional buildings funding work on historic buildings is not justified. This would impact on the Green Belt gap between Northaw and Potters Bar. The development is socially unsustainable as it is not mixed housing and has no affordable housing included.</p> <p>Cadent Gas Limited – No objection</p>		

	<p>Conservation Officer (Place Services) – No objection, subject to conditions</p> <p>Hertfordshire Gardens Trust - Objection</p> <p>This is summaries as follows:</p> <p>We object to the number and siting of housing units in these proposals. This is because they will introduce built elements into the views from the village and further afield. They will also harm the setting, and therefore the significance, of the Grade II mansion and the Grade II stables.</p> <p>Although we have no objection in principle to conversion of the mansion and stables to flats and limited building conversions in the former service yard, we consider that the development as proposed is of too high a density for this rural landscape.</p> <p>Historic England – No comments</p> <p>Joint Committee of the National Amenity Societies – No comments</p>
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 National Planning Policy Framework (NPPF) are contained within paragraphs 184-202. Paragraph 192 of the NPPF 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 193 of the NPPF 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 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and world heritage sites, should be wholly exceptional. Where the harm is considered less than substantial Paragraph 196 states that this should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The NPPF therefore does allow for a degree of harm to a heritage asset</p>

in particular circumstances.

The proposed conversion and extension to the stable block raises no objections. The design of the extension has been revised following a site meeting to omit the dormer windows by heightening the eaves level. The extension is detailed to match the existing building but with a lower ridge height to provide some distinction between the original block and the new extension. Internal access into the building was limited due to its poor condition and structural concerns and so the survival and potential for the retention of internal finishes, fixtures and fittings is unknown. The retention and reuse of these can be reserved by condition.

The refurbishment and extension of the existing early 20th century gardener's cottage (Oak Cottage) is uncontentious. The proposed single storey hipped roof extension is an improvement on the existing flat roofed addition. The three proposed houses within the walled garden have been designed to occupy three of the four quadrants of the garden, with the fourth retained as a communal garden. A distinctly contemporary design approach has been adopted with the flat roofs keeping the new houses as low as possible and minimising views from outside the garden. Within the garden, the landscaping scheme and the retention of the fourth quadrant as a garden aids the preservation of the character of the space. Subject to a condition being imposed that details of any repairs to the wall be set out within a method statement which must be approved by the Council there is no objection to these proposals.

The seven proposed houses within the 'settlement area' are located on land between Northaw House and the walled garden. The existing former agricultural buildings, including a piggery and brick-built 'apple store' (currently in use as an office), are to be demolished. The loss of these buildings has been agreed at pre-application stage as they are of limited significance. The design approach taken to the proposed houses creates the appearance of a former farmstead. The 'farm house' is a brick built, detached house and the other six buildings have the appearance of converted traditional agricultural buildings. Historic maps and the surviving buildings show that this site did contain buildings in agricultural use. The proposed design approach ensures the new houses do not visually compete with the existing historic buildings and create a 'home farm' group, including a farm house, barns and dairy, which is not incongruous within the wider estate setting of the listed buildings.

The scheme sees the retention, repair and reuse of the grade II listed Northaw House, grade II listed stable block and curtilage listed walled garden and secures a viable long-term use to ensure their future maintenance and conservation. The conversion of the house and the stable block does result in some 'less than substantial harm' as the subdivision of the house results impedes its historic layout and its original use a large single dwelling. The loss of historic fabric, although minimised as far as possible, also causes some harm. Development within their setting also causes some degree of 'less than substantial harm' although efforts have been made to mitigate this harm through the location of new buildings and their detailing and design. However, there are notable heritage benefits arising from the scheme, namely the repair and reuse of the grade II listed buildings outweighs this harm.

Given the extensive nature of the proposed works to the heritage assets on the site and the comments received by the Council's conservation officer, it is

	considered reasonable and appropriate that conditions are imposed on any permission which would include; a method statement for the proposed works to the listed buildings, additional information on all external materials to be used; additional drawings details of new windows and openings.
Conclusion	
Although the proposed development would result in less than substantial harm to the setting and significance of the heritage assets on site, it is judged that subject to the above conditions being imposed, this harm would be outweighed by the benefits of restoring the heritage assets and providing them with a viable long term use. As a consequence, it would be in accordance with the Policies of the NPPF.	

Conditions:

PRIOR TO COMMENCEMENT

1. No development shall take place until a detailed construction/repair method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must not be carried out other than in accordance with the approved method statement. The method statement must include details of:
 - a) a detailed survey of the existing structure in order to confirm the extent of the repairs that will be required to make the building structurally sound and meet relevant Building Control Legislation. This should include fire protection, acoustic insulations and thermal insulation, including new wall, floor and ceiling build up;
 - b) The position, type and method of installation of all new and relocated services and related fixtures, including communications and information technology servicing.
 - c) details of all repairs, re-instatements and replacement including the methods to be used for the removal of the historic fabric and its repair or replacement;
 - d) a detailed specification of all the proposed materials to be used (i.e. type and origin/manufacturer, mortar mix, pointing profile and finish, jointing width and bond of the brickwork, band, string or dentil courses, parapets and copings, cills, and corbelling to chimney cappings, plasterwork/render, wood lath, brick, stone, tile and rainwater goods); and
 - e) repair works should be considered on a case-by-case basis.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2019 and standard conservation good practice.

2. No development shall take place until detailed drawings of all proposed new and/or replacement doors and windows together with a detailed specification of the materials, construction and finishes, have been submitted to and approved in writing by the Local Planning Authority. Details must be provided which clearly show a section of the glazing bars and/or mullions, frame mouldings, door panels,

method of opening, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. Subsequently the works to the doors or windows must not be carried out other than in accordance with the approved details.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework 2019 and standard conservation good practice.

POST DEVELOPMENT COMMENCING

3. Prior to above ground development 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. This shall include:
 - a) Additional drawings that show details of new windows, doors eaves, verges, fascias and cills, by section and elevation; and
 - b) Details and colours of all external lights, alarm boxes or satellite dishes to be fixed to the of the new buildings.

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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

DRAWING NUMBERS

4. 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
16_254_PL0 4		Existing Basement Plan Floor Plan, NH & EW	1 February 2019
KMC-01	02	Western Site Access Visibility	20 August 2019
KMC-02	02	Eastern Site Access Visibility	20 August 2019
16_254_PL2 4		G. Floor Plan Demolition Plan, NH & EW	16 May 2019
16_254_PL2 5		First Demolition Plan, NH & EW	16 May 2019
16_254_PL2 6	A	Second Floor Plan	16 May 2019
16_254_PL2 7	A	Demolition Elevations 1, NH & EW	16 May 2019

16_254_PL2 8	A	Demolition Elevations 1, NH & EW	16 May 2019
16_254_PL3 3	A	Demolition Elevations, SB	16 May 2019
16_254_PL3 1	A	Ground Floor Demolition Plan	16 May 2019
16_254_PL3 7	A	Proposed GF Plan, NH & EW	16 May 2019
16_254_PL3 8	A	Proposed First Floor Plan, NH & EW	16 May 2019
16_254_PL3 9	A	Proposed Second Floor Plan, NH & EW	16 May 2019
16_254_PL4 0	A	Proposed Roof Plan, NH & EW	16 May 2019
16_254_PL4 1	A	Proposed Elevations 1, NH & EW	16 May 2019
16_254_PL4 2	A	Proposed Elevations 2, NH & EW	16 May 2019
16_254_PL4 9		Proposed Elevations, SB	16 May 2019
16_254_PL4 6	A	Proposed Ground Floor Plan, SB	16 May 2019
16_254_PL4 8	A	Proposed Roof Plan, SB	16 May 2019
16_254_PL7 3	B	Proposed 3D Aerial Of Site	20 August 2019
16_254_PL7 4	A	Proposed 3D Views, NH &EW	16 May 2019
16_254_PL7 7	A	Proposed 3D Views, OC-18	16 May 2019
16_254_PL8 3	A	Proposed 3D View, WG-16-18	16 May 2019
16_254_PL0 3	B	Proposed Site Plan	20 August 2019
16_254_PL7 5	A	Proposed 3D Views, SB-12	16 May 2019
16_254_PL0 5		Existing Ground Floor Plan, NH & EW	1 February 2019
16_254_PL0 6		Existing First Floor Plan, NH & EW	1 February 2019

16_254_PL0 7	Existing Second Floor Plan, NH & EW	1 February 2019
16_254_PL0 8	Existing Roof Plan, NH & EW	1 February 2019
16_254_PL0 9	Existing Elevations 1, NH & EW	1 February 2019
16_254_PL1 0	Existing Elevations 2, NH & EW	1 February 2019
16_254_PL1 1	Existing Sections, NH & EW	1 February 2019
16_254_PL1 2	Existing Floor Plans, BW	1 February 2019
16_254_PL1 3	Existing Roof Plan, BW	1 February 2019
16_254_PL1 4	Existing Elevations, BW	1 February 2019
16_254_PL1 5	Existing Ground Floor Plan, SB	1 February 2019
16_254_PL1 6	Existing First Floor Plan, SB	1 February 2019
16_254_PL1 7	Existing Roof Plan, SB	1 February 2019
16_254_PL1 8	Existing Elevations, CH	1 February 2019
16_254_PL1 9	Existing Sections, SB	1 February 2019
16_254_PL2 0	Existing Floor Plans, OC	1 February 2019
16_254_PL2 1	Existing Roof Plan, OC	1 February 2019
16_254_PL2 2	Existing Elevations & Sections, OC	1 February 2019
16_254_PL2 3	Bas, Floor Demolition Plan NH & EW	1 February 2019
16_254_PL2 9	Floor Demolition Plans, BW	1 February 2019
16_254_PL3 0	Demolition Elevations, BW	1 February 2019
16_254_PL3 2	First Floor Demolition Plan	1 February 2019

16_254_PL3 4	Demolition Plans, OC	1 February 2019
16_254_PL3 5	Demolition Elevations, OC	1 February 2019
16_254_PL3 6	Proposed Bas, Floor Plan, NH & EW	1 February 2019
PL_254_PL4 3	Proposed Floor Plans, BW	1 February 2019
16_254_PL4 4	Proposed Roof Plan, BW	1 February 2019
16_254_PL4 5	Proposed Elevations, BW	1 February 2019
16_254_PL4 7	Proposed First Floor Plan, SB	1 February 2019
16_254_PL5 0	Proposed Floor Plans, 15-OC	1 February 2019
16_254_PL5 1	Proposed Roof Plan, 15-OC	1 February 2019
16_254_PL5 2	Proposed Elevations, 15-OC	1 February 2019
16_254_PL5 3	Proposed Floor Plans	1 February 2019
16_254_PL5 4	Proposed Roof Plan, 26-FH	1 February 2019
16_254_PL5 5	Proposed Elevations, 26-FH	1 February 2019
16_254_PL5 9	Proposed Floor Plans, SU1- 21-23	1 February 2019
16_254_PL6 0	Proposed Roof Plan, SU1- 21-23	1 February 2019
16_254_PL6 1	Proposed Elevations, SU1- 21-23	1 February 2019
16_254_PL6 2	Proposed Floor Plans, SU2- 24-25	1 February 2019
16_254_PL6 3	Proposed Roof Plan, SU2- 24-25	1 February 2019
16_254_PL6 4	Proposed Elevations, SU2- 24-25	1 February 2019
16_254_PL6 5	Proposed GF Plan, WG-16- 18	1 February 2019

16_254_PL6 6		Proposed Basement Plan, WG-16-18	1 February 2019
16_254_PL6 7		Proposed Roof Plan, WG-16- 18	1 February 2019
16_254_PL6 8		Proposed Elevations, WG- 16-18	1 February 2019
16_254_PL6 9		Elevations, Walled Garden	1 February 2019
16_254_PL7 0		Proposed Floor Plans, D-27	1 February 2019
16_254_PL7 1		Proposed Roof Plan, D-27	1 February 2019
16_254_PL7 2		Proposed Elevations, D-27	1 February 2019
16_254_PL7 6		Proposed 3D Views, BW-13- 14	1 February 2019
16_254_PL7 8		Proposed 3D Views, FH-26	1 February 2019
16_254_PL7 9		Proposed 3D Views, SU1-21- 23	1 February 2019
16_254_PL8 0		Proposed 3D Views, SU2-24- 25	1 February 2019
16_254_PL8 1		Proposed 3D Views, GL-19- 20	1 February 2019
16_254_PL8 2		Proposed 3D Views, WG-16- 18	1 February 2019
16_254_PL8 4		Proposed 3D View, D-27	1 February 2019
16_254_PL0 1		Site Location Plan	1 February 2019
16_254_PL0 2		Site Block Plan	1 February 2019
02	B	Landscape Masterplan 1 of 3	20 August 2019
03	A	Landscape Masterplan 2 of 3	1 February 2019
KMC001-001	3	Proposed Highway Improvements	20 August 2019

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 paragraph 38 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. External services or fittings will require listed building consent where they affect the character of a listed building. These include satellite dishes, burglar alarms, meter boxes, security cameras, light fittings, flues and trunking.
2. Consent must be obtained for all internal alterations which affect the special architectural or historic character of a listed building. Such features may include chimney pieces, plasterwork, panelling, doors and door architraves, floor finishes, skirting boards, dados and picture rails, window shutters, staircases and balustrades. These should always be fully protected from damage during the course of any works on site.

Determined By:

Mrs Sarah Smith
10 January 2020