

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3423/VAR  
**Location:** Northaw House Coopers Lane Northaw Potters Bar EN6 4NG  
**Proposal:** Variation of condition 1 and 2 (amendment of wording of previously approved application) and condition 4 (change list of approved drawings) on planning permission 6/2019/0218/LB  
**Officer:** Mr William Myers

**Recommendation:** Granted

6/2021/3423/VAR

<b>Context</b>	
<b>Site and Application description</b>	<p>The site consists of a block of land of some 10 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> <p><u>Proposal</u></p> <p>The application is for the variation of Conditions 1, 2 and 4 (Approved Plans) of listed building consent 6/2019/0218/LB, which granted consent for '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'.</p> <p>The changes proposed include the following:</p>

	<ul style="list-style-type: none"> <li>• The replacement of the proposed two storey glazed feature on the front elevation of settlement unit 1 (plots 21-23), with a two storey porch feature with a gable roof. Including the removal of one rooflight within the front elevation, remaining rooflights to conservation velux windows.</li> <li>• The use of timber cladding on the side elevations of settlement unit 1 (plots 21-23) instead of brick, as well as the removal of the ground floor windows within these side elevations.</li> <li>• The reposition of windows and patio doors within the rear elevations of these buildings, within settlement unit 1 (plots 21-23)</li> <li>• The replacement of the proposed entrance feature on the front elevation of settlement unit 2 (plots 24 – 25), with a two storey porch feature with a gable roof, including the removing of a rooflight, as well as the removal of two roof lights and their replacement with four rooflights, within the front elevation. All roof lights would be conservation velux windows.</li> <li>• The changing of the proposed fenestration detailing within the side elevation which is opposite to the garage, with its removal at ground floor level and its alteration at first floor level, within settlement unit 2</li> <li>• The changing of the proposed fenestration detailing within the rear elevation, which would include the insertion of a window to the rear of the linked garage, the replacement of patio doors with a window and the alteration of the proposed glazing within the gable projection.</li> <li>• The separation of plots 24 and 25</li> <li>• The removal of two ground floor windows within the Farmhouse (plot 26)</li> <li>• Minor changes to the internal access road and parking layout</li> <li>• The changing of the trigger point within conditions 1 and 2</li> </ul> <p>It is important to note that permission 6/2021/2191/VAR gave consent for materially similar alterations to the built form within the site but that this permission did not include the variation of conditions 1 and 2.</p>
<p><b>Constraints (as defined within WHDP 2005)</b></p>	<p>CA - Conservation Area: NORT; - Distance: 0</p> <p>LBC - LISTED BUILDING House, built in 1698, now office. Painted - Distance: 0</p> <p>LBC - LISTED BUILDING Stables. Mid-late C18. Red brick. Hipped slate - Distance: 0</p> <p>AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS42 - Distance: 0</p> <p>AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS43 - Distance: 10.48</p> <p>GB - Greenbelt - Distance: 0</p> <p>LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>ROW - FOOTPATH (NORTHAW 004) - Distance: 24.47</p> <p>Wards - Northaw &amp; Cuffley - Distance: 0</p> <p>DESC - BELL BAR TO BARNET 16" - Distance: 0</p> <p>A4D - ARTICLE 4 DIRECTION - Distance: 0</p>

	<p>FM00 - Flood Zone Surface Water 1000mm (18099) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7633014) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7633107) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7635275) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7633668) - Distance: 0</p> <p>HEN - Existing habitat not currently qualifying under S41 NERC Act - Distance: 0</p> <p>HEN - Existing S41 NERC Act habitat - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p> <p>GAS - High Pressure Gas Pipeline(BELL BAR TO BARNET 16") - Distance: 0</p>
<p><b>Relevant planning history</b></p>	<p>Application Number: 6/2019/0217/MAJ  Decision: Granted    Decision Date: 07 January 2020  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</p> <p>Application Number: 6/2019/0218/LB  Decision: Granted    Decision Date: 10 January 2020  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</p> <p>Application Number: 6/2020/0129/HOUSE  Decision: Granted    Decision Date: 26 March 2020  Proposal: Erection of an oak framed open sided carport replacing existing carport</p> <p>Application Number: 6/2020/0718/COND  Decision: Granted    Decision Date: 04 May 2020  Proposal: Submission of details pursuant to condition 2 (scheme of remediation) 3 (archaeological written scheme of investigation) 4 (environmental management plan for the construction period) and 6 (bat survey) on planning permission 6/2019/0217/MAJ</p> <p>Application Number: 6/2020/0736/COND  Decision: Part Approved / Part Refused    Decision Date: 12 May 2020  Proposal: Submission of details pursuant to condition 1 (surface water drainage</p>

scheme) and 5 (arboricultural method statement) on planning permission 6/2019/0217/MAJ

Application Number: 6/2020/0964/VAR

Decision: Withdrawn Decision Date: 03 June 2020

Proposal: Variation of condition of 4 (approved plans) on planning permission 6/2019/0218/LB

Application Number: 6/2020/1160/VAR

Decision: Withdrawn Decision Date: 25 June 2020

Proposal: Variation of condition 25 (approved plans and details) on planning permission 6/2019/0217/MAJ

Application Number: 6/2020/1181/COND

Decision: Granted Decision Date: 20 July 2020

Proposal: Submission of details pursuant to condition 1 (surface water drainage scheme) on planning permission 6/2019/0217/MAJ

Application Number: 6/2020/2771/COND

Decision: Granted Decision Date: 05 March 2021

Proposal: Submission of details pursuant to conditions 2B & C(remediation scheme and implementation), 7(external surfaces samples), 8(final landscape plan), 10(energy & sustainability assessment) on planning permission 6/2019/0217/MAJ

Application Number: 6/2020/3439/COND

Decision: Granted Decision Date: 05 March 2021

Proposal: Submission of details pursuant to condition 1 (surface water drainage) on planning permission 6/2019/0217/MAJ

Application Number: 6/2021/0071/LB

Decision: Refused Decision Date: 26 May 2021

Proposal: Repair, refurbishment and 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, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new 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.

Application Number: 6/2021/0072/MAJ

Decision: Refused Decision Date: 26 May 2021

Proposal: Repair, refurbishment and 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, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new 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.

Application Number: 6/2021/2191/VAR

	Decision: Granted    Decision Date: 10 September 2021 Proposal: Variation of condition 4 (drawing numbers), on Listed Building Consent 6/2019/0218/LB		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 12 January 2022 Site Notice Expiry Date: 2 February 2022 Press Advert Display Date: 19 January 2022 Press Advert Expiry Date: 9 February 2022		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	Historic England – No objection HCC Historic Environment Officer – No comment Northaw & Cuffley Parish Council – No comments Hertfordshire Gardens Trust – No objection Cadent Gas Limited – No comment Joint Committee of the National Amenity Societies – No comment Conservation Officer – No objection HCC Rights of Way (South) – No comment The Ramblers' Association – No comment		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF Others			
<b>Main Issues</b>			
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	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> <ul style="list-style-type: none"> <li>- <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i></li> <li>- <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i></li> <li>- <i>The desirability of new development making a positive contribution to local character and distinctiveness</i>’</li> </ul> Paragraph 193 of the NPPF outlines that, when considering the impact of a		

	<p>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 in particular circumstances.</p> <p>It is considered that the proposed alterations, from that previously given consent, to the external materials and changes to the fenestration detailing have been designed in a manner which respect and relate to the heritage of the site. In addition, it is considered that the proposed porch features have been sensitively designed in a way which maintains the appearance of the settlement area as a former farmstead, with the proposed buildings appearing as converted traditional agricultural buildings. Furthermore, it is considered that the proposed design approach ensures these new features do not visually compete with the existing historic buildings and they would continue to 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.</p> <p>With regards to the applicant's desire to have the trigger points within condition 1 and 2 amended, there are no objections to amending conditions 1 and 2 to introduce the additional wording as noted within the applicant's covering letter. It is recommended "Listed Buildings" is inserted as the stable block is listed as well as Northaw House.</p> <p>As a consequence of the above it is considered that the proposed amendments do not materially change the acceptability of the development from what has already been approved. It is therefore judged that the changes proposed within this application are acceptable and there is no objection to the proposed amendments.</p>
<p><b>Any other considerations</b></p>	<p>As a section 16 application effectively creates a new permission which can be implemented on its own it is important that an assessment is made to any material changes that the proposed development would have when compared to the application that it seeks to vary.</p> <p>It is considered that the variation from the approved consent proposed by this application would not materially change the consideration that were set out within the decision from 6/2019/0218/LB. As a consequence, with the exception of the amendment of Condition 1 (Method Statement), Condition 2 (Windows and Doors) and Condition 4 (Approved Plans), it is judged that no new considerations need to be considered here and that it is still reasonable and appropriate to re-imposed condition 3 from the decision from 6/2019/0218/LB.</p>
<p><b>Conclusion</b></p>	

The proposed development is considered to sustain and enhance the significance of this listed building. Accordingly the proposal complies with the relevant policies and the NPPF.

**Conditions:**

**PRIOR TO THE COMMENCEMENT OF WORKS TO THE LISTED BUILDINGS**

1. No development to the Listed Buildings on the site 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/manufacture, 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 and standard conservation good practice.

2. No development to the Listed Buildings on the site 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 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
8250-SAU-FH-1010-DR-A	P2	Plot 26 Proposed Elevations	7 December 2021
8250-SAU-SIT-3015-DR-A	P1	Site Plan	7 December 2021
8250-SAU-SU1-0001-DR-A	C8	Plot 21 Proposed Floor Plans	7 December 2021
8250-SAU-SU1-0002-DR-A	C7	Plot 22 - 23 Proposed Ground Floor Plan	7 December 2021
8250-SAU-SU1-0003-DR-A	C4	Plot 22 - 23 Proposed First Floor and Roof Plan	7 December 2021
8250-SAU-SU1-1010-DR-A	P2	Plot 21 Proposed Elevations	7 December 2021
8250-SAU-SU1-1011-DR-A	P2	Plot 22-23 Proposed Elevations	7 December 2021



8250-SAU-SU2-1010-DR-A	P2	Plot 24 Proposed Elevations	7 December 2021
8250-SAU-SU2-1011-DR-A	P2	Plot 25 Proposed Elevations	7 December 2021
16_254_PL53		Proposed Floor Plans	1 February 2019
16_254_PL15		Existing Ground Floor Plan, SB	1 February 2019
16_254_PL50		Proposed Floor Plans, 15-OC	1 February 2019
16_254_PL76		Proposed 3D Views, BW-13-14	1 February 2019
16_254_PL34		Demolition Plans, OC	1 February 2019
16_254_PL12		Existing Floor Plans, BW	1 February 2019
16_254_PL32		First Floor Demolition Plan	1 February 2019
16_254_PL47		Proposed First Floor Plan, SB	1 February 2019
16_254_PL21		Existing Roof Plan, OC	1 February 2019
16_254_PL30		Demolition Elevations, BW	1 February 2019
16_254_PL08		Existing Roof Plan, NH & EW	1 February 2019
16_254_PL01		Site Location Plan	1 February 2019
16_254_PL71		Proposed Roof Plan, D-27	1 February 2019
16_254_PL69		Elevations, Walled Garden	1 February 2019
16_254_PL68		Proposed Elevations, WG-16-18	1 February 2019
16_254_PL07		Existing Second Floor Plan, NH & EW	1 February 2019
16_254_PL20		Existing Floor Plans, OC	1 February 2019

16_254_PL2 9		Floor Demolition Plans, BW	1 February 2019
16_254_PL7 8		Proposed 3D Views, FH-26	1 February 2019
PL_254_PL4 3		Proposed Floor Plans, BW	1 February 2019
16_254_PL0 9		Existing Elevations 1, NH & EW	1 February 2019
16_254_PL7 0		Proposed Floor Plans, D-27	1 February 2019
03	A	Landscape Masterplan 2 of 3	1 February 2019
16_254_PL2 2		Existing Elevations & Sections, OC	1 February 2019
16_254_PL6 6		Proposed Basement Plan, WG-16-18	1 February 2019
16_254_PL5 4		Proposed Roof Plan, 26-FH	1 February 2019
16_254_PL7 2		Proposed Elevations, D-27	1 February 2019
16_254_PL1 9		Existing Sections, SB	1 February 2019
16_254_PL1 8		Existing Elevations, CH	1 February 2019
16_254_PL1 7		Existing Roof Plan, SB	1 February 2019
16_254_PL1 4		Existing Elevations, BW	1 February 2019
16_254_PL1 3		Existing Roof Plan, BW	1 February 2019
16_254_PL1 1		Existing Sections, NH & EW	1 February 2019
16_254_PL1 0		Existing Elevations 2, NH & EW	1 February 2019
16_254_PL6 7		Proposed Roof Plan, WG-16-18	1 February 2019
16_254_PL0 4		Existing Basement Plan Floor Plan, NH & EW	1 February 2019
16_254_PL0 6		Existing First Floor Plan, NH & EW	1 February 2019

16_254_PL1 6	Existing First Floor Plan, SB	1 February 2019
16_254_PL6 5	Proposed GF Plan, WG-16-18	1 February 2019
16_254_PL2 3	Bas, Floor Demolition Plan NH & EW	1 February 2019
16_254_PL5 2	Proposed Elevations, 15-OC	1 February 2019
16_254_PL8 4	Proposed 3D View, D-27	1 February 2019
16_254_PL5 1	Proposed Roof Plan, 15-OC	1 February 2019
16_254_PL3 6	Proposed Bas, Floor Plan, NH & EW	1 February 2019
16_254_PL4 5	Proposed Elevations, BW	1 February 2019
16_254_PL8 2	Proposed 3D Views, WG-16-18	1 February 2019
16_254_PL4 4	Proposed Roof Plan, BW	1 February 2019
16_254_PL0 5	Existing Ground Floor Plan, NH & EW	1 February 2019
16_254_PL3 5	Demolition Elevations, OC	1 February 2019
16_254_PL0 2	Site Block Plan	1 February 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 7A	Demolition Elevations 1, NH & EW	16 May 2019
16_254_PL2 8A	Demolition Elevations 1, NH & EW	16 May 2019
16_254_PL3 3A	Demolition Elevations, SB	16 May 2019
16_254_PL3 7A	Proposed GF Plan, NH & EW	16 May 2019
16_254_PL4 0A	Proposed Roof Plan, NH & EW	16 May 2019

16_254_PL4 1A		Proposed Elevations 1, NH & EW	16 May 2019
16_254_PL4 2A		Proposed Elevations 2, NH & EW	16 May 2019
16_254_PL4 9		Proposed Elevations, SB	16 May 2019
16_254_PL4 8A		Proposed Roof Plan, SB	16 May 2019
16_254_PL7 4A		Proposed 3D Views, NH & EW	16 May 2019
16_254_PL7 7A		Proposed 3D Views, OC-18	16 May 2019
16_254_PL8 3A		Proposed 3D View, WG-16-18	16 May 2019
16_254_PL2 6A		Second Floor Plan	16 May 2019
16_254_PL3 1A		Ground Floor Demolition Plan	16 May 2019
16_254_PL7 5A		Proposed 3D Views, SB-12	16 May 2019
16_254_PL3 8A		Proposed First Floor Plan, NH & EW	16 May 2019
16_254_PL3 9A		Proposed Second Floor Plan, NH & EW	16 May 2019
16_254_PL4 6A		Proposed Ground Floor Plan, SB	16 May 2019
16_254_PL7 3B		Proposed 3D Aerial Of Site	20 August 2019
02	B	Landscape Masterplan 1 of 3	20 August 2019
KMC001-001	3	Proposed Highway Improvements	20 August 2019
KMC001-01 (Sheet 1 of 2)	02	Western Site Access Visibility	20 August 2019
KMC001-02 (Sheet 2 of 2)	02	Eastern Site Access Visibility	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.
3. This consent does not convey any consent which may be required under any legislation including the Town and Country Planning Acts. Any permission required under the Town and Country Planning Acts or under any other Act, must be obtained before any works commence.

**Determined By:**

Mr Derek Lawrence  
10 February 2022