

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2024/0426/EM  
**Location:** 2 Woodland Rise Welwyn Garden City AL8 7LF  
**Proposal:** Replacement - like for like of all existing windows and rear French doors of main house. Visually the same ie. Art Deco Heritage Style in white  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2024/0426/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.2 is a two-storey detached property located upon the north-eastern side of Woodland Rise. The property is occupies a spacious plot with an attached garage and off-street parking and is set back from the highway.</p> <p>The application seeks Estate Management Scheme consent to install like-for-like replacements of all existing windows and the rear French doors of the main house. The replacement frames will be in the existing Art Deco style and finished in white.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: 6/2016/0863/EM      Decision: Granted      Decision Date: 27 June 2016</p> <p>Proposal: Erection of pergola in 4 sections. Erect 1 trellis to same height as pergola (2.5m.). Raise height of fence to 2m. in location specified on block plan</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	No comments received.		
<b>Consultee responses</b>	No comments received.		
<b>Relevant Policies and Guidance</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>Extensions and alterations to an existing property within the Estate Management Scheme area is covered by Policy EM1 which states that they will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>The application proposes to remove all existing windows and the rear French</p>		

	<p>doors and replace with Art Deco style white frames. The material and finish of replacement or new windows is important in upholding the detail and character of properties within the Estate Management Scheme area. Windows finished in uPVC may be considered acceptable where they match the original style, design, proportions and colour of the windows to be replaced. Varying materials on a single elevation will not be supported and the finish and colour of window frames and casements should match the original windows. There is a greater importance to ensure the appearance of the property remains consistent on front and visible side elevations. Inappropriate alterations on these typically visible elevations can have a damaging effect on the character of the building and wider street scene. However, on rear elevations that cannot be seen from public areas, greater flexibility can be allowed.</p> <p>The application confirms that the replacement windows are to be like-for-like. As a result, the new frames are considered suitable replacements that would accurately reflect the existing style and character of the home. No objection is raised regarding this work.</p>
<b>Impact on neighbours</b>	The work proposed would not result in a loss of neighbour amenity.
<b>Landscaping issues (incl. hardstandings)</b>	None proposed.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
The proposed replacement window frames are considered in keeping with the design, appearance and architectural detailing seen in the existing building and will not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application complies with Policy EM1 of the Estate Management Scheme.	

**Conditions:**

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policy EM1.

#### DRAWING NUMBERS

6. 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>
DWG 1		Front elevation	5 March 2024
DWG 2		Rear elevation	5 March 2024
DWG 3		Side elevation	5 March 2024
DWG 4		Site Location Plan	5 March 2024
DWG 5		Site Plans	5 March 2024

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

#### **Informatives:**

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme and you may require additional consent before carrying out any works. It is recommended that you contact [estateteam@welhat.gov.uk](mailto:estateteam@welhat.gov.uk) to clarify the position.

#### **Determined By:**

Mr James Homer  
26 April 2024