

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

DELEGATED APPLICATION

Application No: 6/2018/2022/FULL
Location: 6 Salvisberg Court Otto Road Welwyn Garden City AL7 3EQ
Proposal: Replacement of full-height windows with french doors and installation of window
Officer: Mrs June Pagdin

Recommendation: Granted

6/2018/2022/FULL

Context	
Site and Application description	<p>The application site comprises Flat No 6 in Salvisberg Court, a three and four storey block of flats with under-croft parking and a central courtyard.</p> <p>Flat 6 is on the ground floor; raised above ground level on the outside of the block but level with the inner courtyard, which provides a gated communal amenity space.</p> <p>The flats have full height windows to habitable rooms and some flats have enclosed balcony/patios with opening patio doors.</p> <p>Flat 6 does not have patio doors. The rear window (in the north elevation) faces onto the courtyard.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for the following:</p> <ul style="list-style-type: none"> • replace the existing full-height windows with patio doors using the existing opening in the wall; • install a half height window to provide light to the dining/kitchen area; • frames to be dark grey (RAL 7015) double glazed to match the existing frames; • install external light on wall in style and height to match existing patio lights in neighbouring balconies/patios.
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING 1938-40 by Otto R Salvisberg of Zurich in - Distance: 0 – adjacent building to south</p> <p>EMPL - EA1 (Welwyn Garden City Industrial Area) - Distance: 0</p> <p>Wards - Peartree - Distance: 0</p> <p>FM10 - Flood Zone Surface Water 100mm (2713003) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7569730) - Distance: 0</p> <p>HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p>

Relevant planning history	Application Number: N6/2009/1053/MA Decision: Refused Decision Date: 25 September 2009 Proposal: Erection of 207 dwellings and the retention and alteration of the existing listed building for community uses, together with associated open space, landscaping, car parking and new access arrangements		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 21 September 2018 Site Notice Expiry Date: 12 October 2018 Press Advert Display Date: 19 September 2018 Press Advert Expiry Date: 3 October 2018		
Summary of neighbour responses	None received		
Consultees and responses	1. WHBC - Public Health and Protection – no objection. Recommend informative over hours of construction. 2. Hertfordshire County Council - Historic Environment Advisor – no objection.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others R20 Light Pollution			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): The proposed alterations will be on an elevation facing onto the internal courtyard. They will not affect the external appearance of the block of flats and not impact upon the setting of the adjacent listed building.			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Comment (if applicable): The proposed alterations will not be visible from outside the block of flats. They will only be visible from inside the courtyard. The appearance and character of the area will not be affected.			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

Comment (if applicable):

The existing full height window opening would be used for the patio doors. A new window opening will be installed to the side of the doors, positioned to match the pattern of existing spacing between doors and windows on this elevation.

The proposed frames would match the colour and style of the existing windows and the patio doors in those flats that have them. The new windows will also be in the same colour and style as neighbouring windows in this elevation.

The proposed light fitting would match the existing external light fittings on this elevation.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

The alterations to the windows will not result in a significant degree of overlooking or loss of privacy to neighbouring occupiers over and above the existing situation.

The opening patio doors will each be 0.6m wide and when open will not impose unduly on the communal amenity space and not impinge upon the planter positioned 1.7m from the north elevation.

The passageway and steps between the internal courtyard and external parts of the block will not be impinged upon.

The light fitting will be of bulkhead design: circular, small in size (34cm diameter), set on the wall at a height of 2m and have luminance of 75W. It will be positioned approximately 3m from the neighbours' patio door and not be directed to shine in that direction. The proposed light would be unlikely to cause any loss of amenity to neighbouring occupiers.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

The application building is not listed, it is the building adjacent that is listed. The proposed development, as a result of its location and scale, would not impact unduly on the listing of this building.

Conclusion

The proposals have been assessed in terms of their impact on the adjacent Listed Building, the appearance and character of the area, the character of the host property and the living conditions of neighbouring occupiers. Subject to the new frames and light fitting matching those in the existing elevation in terms of colour and appearance, the proposed development is considered acceptable in accordance with the NPPF, Policies R20, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.

Conditions:

1. The window frames, light fittings, detailing and other external decorations of the approved alterations must match those of the existing building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

- 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
-		Site Location Plan	2 August 2018
Block/Site Plan		Block/Site Plan	2 August 2018
Location Plan		Location Plan	2 August 2018
4		Proposed Elevation	18 September 2018
3		Current Elevation	18 September 2018

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:

- This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
- You are advised that demolition and construction works relating to this permission shall not be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between the hours of 8.00am to 1.00pm on Saturdays.

Determined By:

Mrs Sarah Smith
2 November 2018