

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

DELEGATED APPLICATION

Application No: 6/2020/2621/FULL
Location: Woodside House Bridge Road Welwyn Garden City AL8 6UJ
Proposal: Replacement of 417 windows, 289 like-for-like and 128 modified for strength purposes. 9 PVCu French Door sets and one Fire Exit door.
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2020/2621/FULL

Context	
Site and Application description	Woodside House is located off Bridge Road and comprises of 6 blocks of flats. Replacement of 417 windows, 289 like-for-like and 128 slightly modified for strength purposes. 9 PVCu French Door sets and one Fire Exit door.
Constraints (as defined within WHDP 2005)	CA - Conservation Area: WGC1; - Distance: 0 LBC - LISTED BUILDING C17 cottage, altered, said to date from 1604. - Distance: 19.46 EM - Estate Management - Distance: 0 Town - Welwyn Garden City Town Centre - Distance: 0 UOL - Urban Open Land (Proposal map 2) - Distance: 0 Wards - Handside - Distance: 0 Wards - Sherrards - Distance: 4.33 CP - Cycle Path (National Cycle Network) - Distance: 4.65 CP - Cycle Path (Cycle Facility / Route) - Distance: 6.38 FM30 - Flood Zone Surface Water 30mm (1865389) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2710462) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (74434) - Distance: 0 HEN - Existing S41 NERC Act habitat - Distance: 0 HEN - No known habitats present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HPGU - Digswell Sherrardspark - Distance: 0
Relevant planning history	Planning Application Number: E/1964/2477/ Decision: Granted Decision Date: 14

February 1965

Proposal: 24 old people's flats and 21 garages.

Application Number: E/1970/1944/ Decision: Granted Decision Date: 25 November 1970

Proposal: Erection of 49 flats for elderly person's.

Application Number: E/1971/2222/ Decision: Granted Decision Date: 27 October 1971

Proposal: Phase 1, 49 flats for elderly persons (revised scheme).

Application Number: E/1971/2628/ Decision: Granted Decision Date: 27 October 1971

Proposal: Phase 2 - 32 old person's flats with garages and car parking space.

Application Number: E/1972/5218/ Decision: Granted Decision Date: 28 March 1973

Proposal: 32 old persons flats, garaging, parking, access-ways and landscaping.

Application Number: N6/1992/0154/FP Decision: Approval Subject to s106
Decision Date: 09 October 1992

Proposal: Erection of a block of four flats for elderly persons, associated parking and access

Application Number: N6/1993/0816/FP Decision: Granted Decision Date: 14 February 1994

Proposal: Erection of 5 No. 600mm diameter satellite dishes

Application Number: N6/1995/0450/FP Decision: Granted Decision Date: 15 August 1995

Proposal: Erection of garden store

Application Number: N6/1995/0738/FP Decision: Granted Decision Date: 05 December 1995

Proposal: The provision of new motor lift rooms, canopy and associated external alterations

Application Number: N6/1995/0940/FP Decision: Granted Decision Date: 13 February 1996

Proposal: Erection of covered shelter for the housing of electric wheelchairs

Application Number: N6/1996/0999/FP Decision: Granted Decision Date: 11 February 1997

<p>Proposal: Erection of covered shelter for the housing and charging of electrical wheelchairs</p> <p>Application Number: N6/1999/0741/FP Decision: Granted Decision Date: 11 October 1999</p> <p>Proposal: Window renewals on buildings 2,3,& 4 and enlargement of window in the west elevation</p> <p>Application Number: N6/2000/0265/FP Decision: Granted Decision Date: 17 April 2000</p> <p>Proposal: ALTERATIONS TO ELEVATIONS</p> <p>Application Number: N6/2001/1165/FP Decision: Granted Decision Date: 15 October 2001</p> <p>Proposal: RETENTION OF REPLACEMENT DETACHED GARAGE</p> <p>Application Number: N6/2004/1055/FP Decision: Granted Decision Date: 19 November 2004</p> <p>Proposal: NEW EXTERNAL LIGHTING SCHEME</p> <p>Application Number: N6/2010/1275/FP Decision: Granted Decision Date: 17 August 2010</p> <p>Proposal: Replacement of windows on stairwell and panels, formation of three ramps on footpath and dropped curb and alterations to building</p>			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 27 October 2020</p> <p>Site Notice Expiry Date: 17 November 2020</p> <p>Press Advert Display Date: 4 November 2020</p> <p>Press Advert Expiry Date: 25 November 2020</p>		
Summary of neighbour responses	None received		
Consultees and responses	<ul style="list-style-type: none"> • The Gardens Trust – No comment • Conservation Officer – No objection 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input type="checkbox"/> M14			

Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes
Others
Draft Local Plan Proposed Submission 2016:
SP9 Place making and High Quality Design
SADM11 Amenity and Layout
SADM15 Heritage

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable): The development is located within the Welwyn Garden City Conservation Area. It should be noted that Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that 'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'. Section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan. Also of relevance, and consistent with the NPPF, are Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling.

The proposed window replacements would not harm the character and appearance of the conservation area. The fenestration pattern would remain of similar appearance as the existing and therefore there is no additional harm from the proposal

The details supplied with the application states that the replacement windows would be white in colour. In order to preserve the character and appearance of the conservation area, a condition is recommended to ensure the replacement windows are white.

There are no objections to the replacement of the doors with PVCu French doors and replace fire exit.

The impact upon the character and appearance of the building and the conservation area would be acceptable, and in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 and SADM15 of the emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area.

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

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues N/A

Conclusion

Having regard to the above, the proposed development is acceptable in terms of its impact upon the

existing building, the street scene and neighbour amenity. It would also preserve the character and appearance of the Conservation Area in accordance with the requirements of S72 of the planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore recommended for approval.

Conditions:

1. The external window frames, glazing bars, sills, other external decorations associated with the window fenestration hereby approved, and the fascia cladding and repairs to porch timberwork shall not be any colour other than white. All other external alterations must match the existing buildings in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and to preserve the character and appearance of the conservation area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and 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
	1	Site Location Plan	3 December 2020
		Site Plans	9 October 2020
1351/4		Block 5 Existing Elevations	9 October 2020
1351/7		Block 5 Proposed Elevations	9 October 2020
1351/1A	A	Block Plan	16 October 2020
135/2		Blocks 1 And 2 Existing Elevations	9 October 2020
135/5		Blocks 1 And 2 Proposed Elevations	9 October 2020
1351/3		Blocks 3 And 4 Existing Elevations	9 October 2020
1351/6		Blocks 3 And 4 Proposed Elevations	9 October 2020

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. 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 or legal interest (easements or wayleaves) which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mr Michael Robinson
7 December 2020