

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

DELEGATED APPLICATION

Application No: 6/2020/2642/EM
Location: Woodside House Bridge Road Welwyn Garden City AL8 6UJ
Proposal: 417 windows to be replaced, 289 like-for-like and 128 slightly modified for strength purposes considering the current state of the windows.
Officer: Mr James Homer

Recommendation: Granted

6/2020/2642/EM

Context			
Site and Application description	Woodside House is located upon the northern side of Bridge Road and is comprised of five blocks of flats. The application seeks Estate Management Scheme consent to replace 417 window frames, 289 like-for-like and 128 slightly modified for to increase the strength of the unit.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None.		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties 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. Materials 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 a uPVC would be only considered acceptable where it matches the original style, design, proportions and colour of the window to		

	<p>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.</p> <p>As stated above 289 of the replacement will match the design of the existing window frames. A further 128 will be modified slightly to increase the strength of the frames and eradicate the existing transom defect.</p>
Impact on neighbours	<p>None. The replacement window frames will be the same dimensions as the existing openings and will not result in any alteration or increase in size to the openings. The small alteration to the design is small and on balance the change is minor and would result in frames that match the existing design. As a result the replacement frames will not have a detrimental impact to the building or the amenities or values of the surrounding area.</p>
Landscaping issues (incl. hardstandings)	<p>None.</p>
Any other considerations	<p>None.</p>
Conclusion	
<p>The replacement window frames will be the same dimensions as the existing openings and will not result in any alteration or increase in size to the openings. The small alteration to the design is small and on balance the change is minor and would result in frames that match the existing design. As a result the replacement frames will not have a detrimental impact to the building or the amenities or values of the surrounding area. The application therefore, complies with Policy EM1 of the Estate Management Scheme.</p>	

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 Management Scheme/Conveyance or Leasehold Covenants.

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:

Plan Number	Revision Number	Details	Received Date
1351/7		Block 5 Proposed	12 October 2020
1351/6		Blocks 3 and 4 Proposed	12 October 2020
135/5		Blocks 1 and 2 Proposed	12 October 2020
1351/1A	A	Block Plan	16 October 2020
		Location Plan	12 October 2020

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

Determined By:

Mr James Homer
9 December 2020