



Appeal Decisions

Site visit made on 22 July 2019

by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 25th July 2019

Appeal A Ref: APP/C1950/W/18/3213574

16 Northaw Road West, Northaw, Potters Bar, EN6 4NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Farndale against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2018/1647/HOUSE, dated 21 June 2018, was refused by notice dated 30 August 2018.
 - The development proposed is a single storey rear extension.
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Appeal B Ref: APP/C1950/Y/18/3212511

16 Northaw Road West, Northaw, Potters Bar, EN6 4NR

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr and Mrs Farndale against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2018/1648/LB, dated 21 June 2018, was refused by notice dated 28 August 2018.
 - The works proposed are a single storey rear extension.
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Decision – Appeal A

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 16 Northaw Road West, Northaw, Potters Bar, EN6 4NR in accordance with the terms of the application, Ref 6/2018/1647/HOUSE, dated 21 June 2018, subject to the attached schedule of conditions.

Decision – Appeal B

2. The appeal is allowed and listed building consent is granted for a single storey rear extension at 16 Northaw Road West, Northaw, Potters Bar, EN6 4NR in accordance with the terms of the application Ref 6/2018/1648/LB, dated 21 June 2018 and the plans submitted with it subject to the attached schedule of conditions.

Procedural Matter

3. The two appeals concern the same scheme under different, complementary legislation. I have dealt with both appeals together in my reasoning.

Main Issue

4. The main issue for both of the appeals is whether the development and works would preserve the grade II listed building or any features of special architectural or historic interest that it possesses.

Reasons

5. No 16 Northaw Road West is a modest 2-storey property of red brick construction with a tiled mansard roof and dormer windows. The dwelling forms part of a terraced group with Nos 18 and 20 which together are grade II listed. The property dates from the late 18th Century, but as set out in the listing description, it may have an earlier core. It also appeared to me that Nos 16-20 could have originally formed a single unit.
6. The appeal property is positioned at right angles to Northaw Road West and the main part of the house is symmetrical in its appearance with a central half-glazed door with a decorative surround, flanked by two windows with replacement casements and flat arched headers. To the first floor is a central sash window and two blind windows to each side, all with flat arched headers.
7. There is a modern single storey extension to the rear which forms a bathroom and kitchen. This is brick built, with horizontal emphasis casement windows with soldier course header treatments and an 'inverted' dormer in the roof form to allow the first floor side window to remain. The rear of this extension adjoins with other rear extensions to No 18. This, along with the upper dormer windows to the main roof were granted consent in 2007. Internally I saw that there were limited historic features, although the original plan form of the main part of the house remained intact.
8. Although there have been a number of modern alterations to the property, based on the above, the significance of the listed building today is derived from its architectural and historic interest.
9. Consent is sought to demolish part of the rear modern lean-to extension and replace this with an aluminium framed glazed extension with a flat sedum green roof. The remaining visible gable to the existing rear-lean to would be glazed. The rear wall with No 18 would be in brick, with the rest of the structure being rendered.
10. At around 4.9m in depth it would extend out further than the existing extension, however, the development would have a lightweight appearance due to the large areas of glazing. I consider that the development would represent a modest intervention to the rear of the house. While the existing extension has used traditional materials, some of the design elements, including window treatments, do not reflect the historic character of the house.
11. The modern, simple, yet contrasting form of the proposed extension would be clearly read as a contemporary and potentially largely reversible addition to the listed building, thus justifying the use of non-traditional materials in this case. In addition, the flat sedum roof would be positioned below the upper flank window, thus better revealing this feature than the current inverted dormer roof arrangement.
12. Internally, an existing modern opening from the current lounge into the bathroom would be bricked up and a central opening created on that wall. My

inspection of the property confirmed that there was very little internal historic fabric, with modern plaster and woodwork and although some masonry would be removed, this would be minimal, and the general compartmented character of the house and room hierarchy would remain in-tact.

13. Nos 18 and 20 have a number of modern appendages to the rear and I agree with the Council that there would be no affect on their setting.
14. Overall, I am satisfied that the scheme would not harm the special interest of the group listed building. The development and works would accord with Policy D1 of the Welwyn Hatfield District Plan 2005 which requires high quality design. My attention is also drawn to draft Policy SADM 15 of the Draft Local Plan submission version (2016). Although this is not adopted which limits the weight I can attach to this document, the proposals would sustain and enhance the heritage asset in a manner appropriate to its function, significance, character, setting, materials, form and scale. Thus I find no particular conflict with this draft policy.
15. Having had special regard and attention to the preservation of the designated heritage assets and finding no harm, the duties laid down by the Planning (Listed Buildings and Conservation Areas) Act 1990 are also satisfied. The proposals also satisfy the National Planning Policy Framework's (the Framework) requirement that great weight should be given to the conservation of designated heritage assets.

Other Matters

16. I agree with the Council that, due to the lack of visibility of the development and works from the public realm, there would be no effect on the character or appearance of the Northaw Conservation Area.
17. Moreover, I note that the village is located within the Green Belt. I agree with the Council's analysis that the development is not inappropriate development and there would be no effect on openness. There would be no conflict with development plan policies or the Framework in this regard.

Conditions

18. The Council has suggested conditions in respect of Appeal A, in the event that it is allowed. I have considered these in the light of the Framework and Planning Practice Guidance and where necessary have supplemented and amended them accordingly and in the interests of clarity and conciseness.
19. In addition to the standard time limits for both appeals, in the interests of clarity I have specified the approved plans in appeal A. This is unnecessary in the listed building consent appeal, as the decision incorporates the plans.
20. In the interest of preserving the special interest of the listed building, materials details/samples conditions are necessary. Finally, 3 conditions are suggested by the Historic Environment Advisor in terms of archaeological works on the basis of the removal of several walls. I consider that given the nature of the development and that fact that most of the walls to be removed are modern, these conditions would not meet the test of reasonableness. Instead, I have imposed conditions to appeal B requiring preservation in situ and access for building recording which would allow for any recording of information of historic

fabric which potentially reveals further information pertaining to the early history of the house. These are necessary to preserve special interest.

Conclusion

21. For the reasons given above, and having regard to all other matters raised, I conclude that both of the appeals should be allowed.

C Searson

INSPECTOR

Schedule of Conditions

Appeal A Ref: APP/C1950/W/18/3213574

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan, Site Location Plan, Proposed Elevations (ref 3840/003/D) Proposed Floor Plan (ref 3840/04/D) Proposed Roof Plan (ref 3840/004R/A).
- 3) No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby granted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples.

Appeal B Ref: APP/C1950/Y/18/3212511

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby granted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples.
- 3) The developer shall give the local planning authority 28 days advance notice of the start of any works and, for a period of 14 days before any work takes place, access to the building shall be given to a person/body nominated by the local planning authority for the purpose of recording the building or interior by making measured drawings or taking photographs.
- 4) Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 5 working days of their being revealed. Works shall be immediately halted in the area/part of the building affected until provision shall have been made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.