

Agenda Item 8

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 9 JANUARY 2020  
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING  
AND GOVERNANCE)

6/2019/1342/FULL

5 AND 7 MOOR COTTAGES, MIMRAM WALK, WELWYN, AL6 9EZ

CONVERSION OF 2 X OUTBUILDINGS TO 1 X DWELLING AND ERECTION OF A  
SINGLE STOREY REAR EXTENSION (RETENTION OF NUMBER 5  
OUTBUILDING)

APPLICANT: Ms B Gavin

This addendum is to supplement the Officer's Committee Report for the above site. This should be added into the Analysis, Part 10, Section 2, Quality of design and impact on the character and appearance of the area, of the officer's analysis.

There are a number of listed buildings in the vicinity of the site. To the south are two grade II listed buildings dating from the early 16<sup>th</sup> century; 23 & 25 Mill Lane and 21 Mill Lane. To the north-east is the grade II listed Ebenezer Strict Baptist Chapel of 1834.

The proposed extension to the outbuildings would be single storey, designed with a pitched roof. This pitched roof is also proposed to be extended to the existing flat roof outbuilding. The height of the roof would reflect the roof height of the existing outbuilding which has a pitched roof.

The proposed extension would introduce a further building in close proximity to the listed buildings, which would be exacerbated by the addition of the pitched roof. Whilst this would result in some degree of 'less than substantial' harm to the significance of the Grade II Listed buildings in the vicinity of the site, through development within their setting, this is considered to be at a low level. This is a view supported by the Council's conservation advisors.

Paragraph 196 of the Framework, outlines that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The public benefits of the proposal are listed within Section 10, Part 6 of the officer's report, Planning Balance, and includes the provision of a dwelling, contributing to the Council's identified housing need together with economic benefits.

Given the benefits of the proposal and the low level harm identified to the Listed Buildings, it is considered that this harm would be outweighed by the public benefits of the proposal. Accordingly no objections are raised with regard to the impact of the proposal on the listed buildings in the vicinity of the site, in line with Section 16 of the Planning (Listed Buildings

and Conservation Areas Act) 1990, the Framework and Policies D1 of the National Planning Policy Framework.