

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 17 AUGUST 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE

6/2017/1435/FULL

32 PARKWAY WELWYN GARDEN CITY AL8 6HQ

DEMOLITION OF REAR OUTBUILDING

APPLICANT: Mr K. Bromley

(Handside)

1 Site Description

- 1.1 The application site is located on the western side of Parkway and consists of a two-storey detached dwelling with front and rear associated gardens. The site measures approximately 40 metres deep and 22 metres wide. There is a single storey element with a hipped roof on both sides of the dwellinghouse and an access gate to the rear garden on the north side of the site. Within the rear garden adjacent to the boundary with number 34 Parkway there is a single storey detached outbuilding with a pitched roof. It measure at approximately 13m in length by 5.3m in width and is greater than 115 cubic metres in volume.

2 The Proposal

- 2.1 The application seeks planning permission for the demolition of the rear outbuilding which is located within the Welwyn Garden City Conservation Area. There is no indication that anything would replace the structure.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because the applicant's wife is Councillor Helen Bromley.

4 Relevant Planning History

- 4.1 None

5 Planning Policy

- 5.1 National Planning Policy Framework
5.2 Welwyn Hatfield District Plan 2005

6 Site Designation

- 6.1 The site is situated within the Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means of site notice, press notice and neighbour notification letters. No letters have been received in response.

8 Consultations Received

- 8.1 Hertfordshire Ecology raise no objection subject to a condition to require the submission and approval of a bat survey to determine if any bats would be affected by the demolition.

9 Analysis

- 9.1 The main planning issues to be considered in the determination of this application are:
- 1. The Principle of Demolition in relation to the Impact on the Designated Heritage Asset and Character and Appearance (NPPF, D1, D2)**
 - 2. Other material considerations- Protection of species of conservation concern (R11)**

The Principle of Demolition-Impact on Heritage Assets

- 9.2 The National Planning Policy Framework (NPPF) provides guidance on the consideration of applications affecting Heritage Assets, in chapter 12. Local Planning Authorities are advised, when determining planning applications, to take account of, amongst other things, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 9.3 The local planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.
- 9.4 The rear outbuilding is located at the south of the site. It is visible from public vantage points when viewed from Parkway and Russelcroft Road. Its age is understood to be the same as the main house.
- 9.5 Given its limited size and rear garden location, the structure makes a neutral contribution to the character and appearance of the conservation area. It is not physically attached to the main house and although it is viewed from public vantage points, it is a single storey structure with a pitched roof that is in a poor state of repair. The demolition of the structure would not reduce the main dwelling's significance and contribution to the historic and architectural significance of the Welwyn Garden City Conservation Area given its distance and location.

- 9.6 In addition, its removal would not result in an unsightly gap within the conservation area because of its rear garden location and in this regard there is no requirement to specify any replacement structure.
- 9.7 Given that the rear outbuilding only makes a neutral contribution to the character and appearance of the conservation area, the significance of the designated heritage asset would not be harmed and the proposal is acceptable in terms of the impact on the historic environment.

The Principle of Demolition-Character and Appearance

- 9.8 The proposal is for the demolition of the rear outbuilding. The main house is not a listed building so there would be no impact on this building in this regard. Given its distance from the main house, the removal of the building would respect the heritage of the host dwelling and no objections are raised.
- 9.9 As such, the development would accord with Policies D1 and D2 and the relevant paragraphs of the NPPF.

Other material considerations- Protection of species of conservation concern

- 9.10 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (paragraphs 118-119), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 as well as Circular 06/05.
- 9.11 There is a potential of bats being located within the building to be demolished. Regulation 61 (2) of the Conservation Regulations 2010 requires the applicant to submit sufficient information for assessment.
- 9.12 An initial report commissioned by the applicant has indicated that no evidence of bats was found in the building to be demolished. However, there is still the low potential for bats which, as the report states, would require one activity survey to reasonably confirm whether or not bats are present, given the lack of direct evidence observed so far.
- 9.13 On this basis it would be reasonable for the Local Planning Authority (LPA) to impose a condition requiring that a bat activity survey should be undertaken and the results submitted to and approved in writing by the LPA in consultation with Environment Resource Planning- Hertfordshire County Council prior to any site clearance or demolition taking place. This would ensure that species of conservation concern are protected in accordance with the National Planning Policy Framework and Policy R11 of the Welwyn Hatfield District Plan 2005.

10 Conclusion

- 10.1 The proposed demolition would not have a harmful impact on the character and appearance of the conservation area. Subject to the submission and

approval of a bat activity survey, the proposal would ensure that species of conservation concern are protected.

10.2 Accordingly, the development complies with Policies D1, D2 and R11 of Welwyn Hatfield District Plan 2005 and the relevant paragraphs of the National Planning Policy Framework 2012.

11 Recommendation

11.1 It is recommended that planning permission for demolition be approved subject to the following condition:

1. No works of site clearance or demolition shall take place until:

A Bat Roost activity survey has been undertaken and the results submitted to and approved in writing by the Local Planning Authority in consultation with Environment Resource Planning- Hertfordshire County Council. Subsequently the works shall be carried out in accordance with the approved details.

REASON: To comply with the requirements of the Habitats Regulations and to protect species of conservation concern in accordance with the National Planning Policy Framework and Policy R11 of the Welwyn Hatfield District Plan 2005.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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).



Council Offices, The Campus
Welwyn Garden City, Herts, AL8 6AE

Title:		32 Parkway WGC		Scale:		DNS	
Project:		DMC Meeting		Date:		2017	
		Drawing Number:		Drawn:		Baras Mast-Ingle	
		6/2017/1435/FULL					

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