

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 14 SEPTEMBER 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE)

Appeal Decisions 04/08/2017 to 01/09/2017

6/2016/2447/FULL	
DCLG No:	APP/C1950/W/17/3173455
Appeal By:	Mr A Nicholas
Site:	24 London Road Welwyn AL6 9JD
Proposal:	Erection of a 3 bedroom detached dwelling following demolition of single garage
Decision:	Appeal Dismissed
Decision Date:	18/08/2017
Delegated or DMC Decision:	Delegated
Summary:	Whilst being satisfied that the new dwelling would have sufficient space for a garden, the Inspector considered that the limited garden remaining for the existing property would be too small and also of limited use given its orientation and surrounding by fencing and mature trees. Whilst noting comments by the applicant about their personal preference for garden space, these were given limited weight and the Inspector concluded that the proposal would harm their living conditions. Whilst the Inspector did not consider the proposal to be harmful to the character of the surrounding area, the harm to living conditions was considered to outweigh the benefits of the scheme.
6/2016/2098/FULL	
DCLG No:	APP/C1950/W/17/3176514
Appeal By:	Mr N Brunt
Site:	Warrenwood Manor, Hornbeam Lane Brookmans Park Hatfield AL9 6JF
Proposal:	Retention of maintenance and storage outbuildings associated with the maintenance and upkeep of the estate and grounds of Warrenwood Manor
Decision:	Appeal Allowed with Conditions
Decision Date:	24/08/2017
Delegated or DMC Decision:	Delegated
Summary:	The NPPF provides a number of exceptions by which development can be found appropriate in the Green Belt – the Inspector concluded that none apply. As a result the building is inappropriate development, which the Inspector judged to cause moderate harm to Green Belt openness. However, the Inspector did establish that significant weight needed to be given to the challenge of looking after a very large landholding, including its habitats and woodland, the

	maintenance of which is central to District Plan Policy RA10. On balance, this was concluded to outweigh the Green Belt harm and constitute the very special circumstances necessary to justify the building's retention.
--	---

6/2016/0450/LB

DCLG No:	C1950/Y/16/3165114
Appeal By:	Mr H Kruger
Site:	Brocket Hall Brocket Park Marford Road Lemsford Welwyn Garden City AL8 7XG
Proposal:	Removal of pair of Demi-Lune tables
Decision:	Appeal Dismissed
Decision Date:	30/08/2017
Delegated or DMC Decision:	Delegated
Summary:	The main issue in the appeal was whether the proposal would preserve the special architectural or historic interest of the Grade I listed building. The Inspector considered that the two George III demi-lune tables within the Morning Room of the Hall clearly form part of the architectural regime of the room and, as such, their removal would adversely affect the special architectural and, given their age, historical interest of the Hall. The Inspector concluded that the harm to the significance of the heritage asset would be less than substantial, but that no public benefit to the removal of the tables had been put forward which might be set against the harm identified. The proposal was found to be contrary to the National Planning Policy Framework.

6/2016/0453/LB

DCLG No:	C1950/Y/16/3165161
Appeal By:	Mr H Kruger
Site:	Brocket Hall, Brocket Park, Marford Road, Lemsford, Welwyn Garden City, AL8 7XG
Proposal:	Removal of glazed guilt metal hexagonal hall lantern, four bronze wall brackets, six glass wall lights, seven-branch cut-glass chandelier and cut-glass five-branch chandelier
Decision:	Appeal Allowed with Conditions
Decision Date:	30/08/2017
Delegated or DMC Decision:	Delegated
Summary:	The main issue in the appeal was whether the proposal would preserve the special architectural or historic interest of the Grade I listed building. The Inspector noted that all of the lights subject of the appeal have the primary purpose of lighting the rooms that they are sited in, but none of them appear to have been designed or made specifically for their locations and their siting and placement does not create beautiful rooms. The Inspector noted that they are all physically annexed to the building, but that their removal would be relatively simple. It was noted that Historic England are of the view that all of the lights concerned were fitted after the listing of the house in 1952. It was concluded that the lights do not form part of the listed building and that as such their removal would preserve the special architectural and historic interest of the Grade I listed building.

DCLG No:	C1950/Y/16/3165168
Appeal By:	Mr H Kruger
Site:	Brocket Hall, Brocket Park, Marford Road, Lemsford, Welwyn Garden City, AL8 7XG
Proposal:	Removal of photographic print of George, Prince Regent of Wales
Decision:	Appeal Allowed with Conditions
Decision Date:	30/08/2017
Delegated or DMC Decision:	Delegated
Summary:	<p>The main issue in the appeal was whether the proposal would preserve the special architectural or historic interest of the Grade I listed building. The Inspector noted that the photographic reproduction of a portrait of King George IV as Prince of Wales by Sir Joshua Reynolds was located at the head of a long room set on the south western face of the Hall, directly overlooking Broadwater. Whilst it occupies an important position in the room, it is reasonably clear from close up views that it is a print, as opposed to an original painting. It was also considered that the annexation of the print to the wall was not sufficient for the picture to constitute a fixture of the Hall, when considering the age and quality of the print. It was not considered essential to the character or appearance and therefore significance of the room or the Hall. The removal of the print was considered to preserve the special character and historic interest of the Grade I listed building.</p>