

WELWYN HATFIELD BOROUGH COUNCIL
ESTATE MANAGEMENT APPEALS PANEL – 23 SEPTEMBER 2020
REPORT OF THE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2020/0154/EM

184 HERONSWOOD ROAD, WELWYN GARDEN CITY AL7 3EU

REPLACEMENT OF FRONT DOOR

APPLICANT: MR F MALIK

1 Background

- 1.1 This is an appeal against the refusal of Estate Management Scheme Consent for the replacement of a front door. The application (6/2020/0154/EM) was refused for the following reason:

‘By virtue of the design and colour, the proposed front door would appear too modern and out of keeping within the neighbourhood, and therefore the application would fail to comply with Policy EM1 of the Estate Management Scheme’.

2 Site Description

- 2.1 The subject property is a semi-detached property located on western side of Heronswood Road. The property currently has a white front door with two glazed panels within the top half of the door.

3 The Proposal

- 3.1 The application sought Estate Management Scheme consent to replace the existing white front door and frame with a new white frame and dark grey front door. The door would feature four square glazed panels arranged vertically on the right hand side the door. A letter box is positioned at the bottom of the door.

4 Relevant Estate Management History

- 4.1 None.

5 Representations Received

- 5.1 None received.

6 Policy

- 6.1 Estate Management Scheme Policies (October 2008):
 - EM1 – Extensions and alterations.

7 Discussion

- 7.1 This is an appeal against the refusal of Estate Management Scheme Consent for the replacement of an existing front door. The appellant's letter of appeal is attached at Appendix 1 and the delegated officer's report for application 6/2019/0154/EM is attached at Appendix 2.
- 7.2 The key issue in the determination of this appeal is the impact the development is having on the character and appearance of the Garden City.
- 7.3 All applications to the Estate Management Scheme are assessed against the current policies relevant to the proposals. In this case, the application was assessed against Policy EM1. 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.
- 7.4 The proposed replacement front door would be dark grey and feature 4 glazed panes down the right hand side of the door. A letter box is at the bottom of the door with a standard door handle located toward the centre of the left hand side. The door frame and incorporated glazing to the left would remain white.
- 7.5 As part of their appeal the appellant has included a number of photographic examples of similar doors within a mile of the appeal site. However, only two of the photographs show properties that are confirmed as being in the Estate Management Scheme area (81 Howlands and 156 Heronswood Road). The locations of the properties shown in the photographs labelled jpg 1-5 are not identifiable. The examples from Bridge Road East (216, 218 & 224) and 143 Heronswood are of addresses not recognised by the council's corporate mapping system so have been incorrectly identified and it is unclear if they are within the Estate Management Scheme area. No Estate Management Scheme consent for the doors at 81 Howlands and 156 Heronswood Road can be found and, as each application should be assessed on its own merit, the doors at these locations do not add weight to this appeal.
- 7.6 Despite the appellant's submission, a compelling case has not been demonstrated as to why the addition of the proposed modern front door to 184 Heronswood should override the wider values of the Estate Management Scheme.

8 Conclusion

- 8.1 Within this area of Heronswood Road, the majority of front doors are white and of a simple design and, where not white, are of a more traditional design. As a result, the proposed front door would appear too modern and out of keeping within the neighbourhood resulting in a detrimental impact. Therefore the application fails to comply with Policy EM1 of the Estate Management Scheme.

9 Recommendation

9.1 That Members uphold the delegated decision and dismiss the appeal.

James Homer (Estate Management Scheme Manager)
Date: 7 September 2020.

Background Information

Appendix 1: Appellant's grounds of appeal

Appendix 2: Original delegated officer's report

