

- 5h a) 3/10/1664/FP – Replacement of glazed mono-pitch roof with slate; installation of wind catchers and solar water heaters at roof level; new entrance doors and window to east elevation and insertion of vent louvres to existing windows
- b) 3/10/1665/LB – Internal alterations; replacement of glazed mono-pitch roof with slate; installation of wind catchers and solar water heaters at roof level; new entrance doors and window to east elevation and insertion of vent louvres to existing windows
- at Wallfields, Pegs Lane, Hertford, SG13 8EQ for East Herts Council.

Date of Receipt: 21.09.2010

Type: a) Full
b) Listed Building Consent

Parish: HERTFORD

Ward: HERTFORD CASTLE

RECOMMENDATION

(a) That planning permission be **GRANTED** in respect of 3/10/1664/FP subject to the following conditions:-

1. Three year time limit (1T12)

Directives

1. Other legislation (01OL)
2. Relationship with Listed Building Consent (26LB – insert '3/10/1665/LB')

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD2 and ENV1, and PPS5. The balance of the considerations having regard to those policies is that permission should be granted.

(b) That listed building consent be **GRANTED** in respect of 3/10/1665/LB, and referred to the Secretary of State, subject to the following conditions:

1. Listed Building three year time limit (1T14)
2. Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure the historic and architectural character of the building is properly maintained in accordance with PPS5 – Planning for the Historic Environment and the accompanying Historic Environment Planning Practice Guide.

3. Prior to any building works being first commenced, detailed drawings including sections, showing the new internal door and architraves, and vision panel which it is proposed to install in the existing door, together with a detailed description or specification, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the historic and architectural character of the building is properly maintained in accordance with PPS5 – Planning for the Historic Environment and the accompanying Historic Environment Planning Practice Guide.

4. Listed building (making good) (8L10)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policy PPS5. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (166410FP.HI)

1.0 Background

- 1.1 The application site is shown on the attached OS extract and as Members are aware, comprises East Herts District Council offices. The original building is a Grade II listed 19th Century house which was heavily extended in the 20th century to accommodate the Council offices. The site lies to the south of the town centre, and in the Hertford Conservation Area.
- 1.2 This application proposes various alterations to the building in conjunction with an internal refurbishment of the building, under the Changing the Way We Work Programme. The ventilation infrastructure is proposed to assist with cooling and ventilating the building via natural means, reducing the need to rely on mechanical cooling and ventilation.
- 1.3 The proposed alterations include the following:-
 - a. Installation of 4 no. sunstract ventilators in the valley of the roof;
 - b. Installation of 2 no. airstract ventilators on the roof;

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- c. Installation of 2 no. flat plate solar collectors in the valley of the roof;
- d. Replacement of southeast elevation glazed mono-pitched roof with slate;
- e. Installation of a number of vent louvres on all elevations in place of windows – on ground, first and second floors;
- f. Installation of new double automatic entrance doors (retrospective);
- g. Internal sub-division of ground floor kitchen in the old building to create a separate office and kitchen, with a new doorway;
- h. Insert vision panel in existing internal ground floor fire door;
- i. Insert new external transfer window to caretaker's office with external security shutter;
- j. Install secure ATM housing in the lobby, including strengthened glazing panels to the exterior;
- k. Reposition internal doorway from reception to allow public access to a ground floor disabled toilet.

2.0 Site History

- 2.1 Permission was granted to extend the listed building in 1984 (reference 3/84/1427) with a three storey office building, bowls club, parking, landscaping, and new access road. Then in 2008, listed building consent was granted for an emergency receiving aerial (reference 3/08/0354/LB). There is no other planning history relevant to the site.

3.0 Consultation Responses

- 3.1 The Conservation Officer recommends permission subject to conditions. She comments that in assessing this application she has “considered the impact the works would have on the historic significance of the building against the long term sustainability gain through reducing the overall carbon footprint on which the application is based. Taking into account the significance of the building, the works are mainly on the later modern extension which is of little historic merit. Although there is an element of alteration works to the Grade II listed building these are limited to the insertion of a door and the upgrading of an existing door to accommodate a glazed vision panel, works which are considered to have little impact on the significant architectural and historic character of the listed building.”
- 3.2 She goes on to comment that “in considering the wider works to the ‘modern’ extension these would have no impact on the historic fabric of the principle listed building; therefore the visual implications on the setting of the listed building have been taken into account. And as such, the majority of wind catcher flues are considered acceptable as they would be located within the central valley, although two catchers are located on a more prominent roofscape, these are furthest from the listed building and have

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the benefit of mature screening. Furthermore, the vent louvres and mono-pitch roof are also considered to have little or not impact as the elevation to which these works are proposed is ‘tucked’ away and benefits from dense screening.”

- 3.3 At the time of writing this report no other consultation responses have been received.

4.0 Town Council Representations

- 4.1 Hertford Town Council expressed surprise that certain elements of the alterations had commenced prior to the submission of the application.

5.0 Other Representations

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.

- 5.2 At the time of writing this report, no letters of representation have been received.

6.0 Policy

- 6.1 The relevant saved Local Plan policies in this application include the following:-

SD2 Settlement Hierarchy
ENV1 Design and Environmental Quality

- 6.2 In addition to the above it is considered that Planning Policy Statement 1, (Delivering Sustainable Development) and Planning Policy Statement 5 (Planning for the Historic Environment) are considerations in determining these applications.

7.0 Considerations

- 7.1 The site lies in the built-up area of Hertford wherein new development and alterations to existing buildings are appropriate in principle. In this case no additional floorspace is being proposed and therefore the main issue relates to the impact of the alterations on the historic fabric and setting of the Grade II listed building, and impact on the character and appearance of the surrounding Conservation Area.

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- 7.2 First, the proposed replacement of the existing glazed roof along the southeast elevation of the building with a slate tiled roof with rooflights is considered to represent an improvement in both design terms and to the setting of the main listed building. This is proposed to assist in regulating temperature extremes within this part of the building. The use of a slate tile will match the rest of the building, and a condition is recommended to require a sample prior to the commencement of development.
- 7.3 A number of sunstract and airstract ventilators on the roof of the building are proposed to improve the natural ventilation of the building. This has an environmental benefit by reducing the reliance on mechanical systems, whilst also improving the internal environment for staff. The airstract ventilators will measure 1m by 1m and up to 2m in height from the plane of the roof and will be located on the roof at the southern end of the office building, furthest away from the main listed building. These units will not be readily visible due to mature tree screening and are therefore considered to be acceptable with regards to the setting of the listed building and Conservation Area.
- 7.4 The application originally proposed 2 more of these units adjacent to the original listed building. However, following concerns raised by the Conservation Officer that these units would harm the special interest of this heritage asset, they have been removed from the application. Whilst the use of natural ventilation units would clearly provide an environmental benefit, this has to be weighed against the need to preserve the special interest of this listed building in accordance with Government guidance in PPS5.
- 7.5 The sunstract ventilators will measure 1.4m by 1.4m and up to 1.5m in height. These units will be located in the valley of the roof of the 1984 extension and will not be visible from ground level. The flat plate solar collector (measuring 2m by 2.5m) will also be located in the valley of this roof. No harm will therefore arise from these units.
- 7.6 A number of powder coated aluminium vent louvres are also proposed across the building, in place of fixed casement windows at ground, first and second floor level. Whilst these are positioned in a rather random pattern due to internal configurations, it is not considered that the visual impact of these units will be harmful to the listed building. The louvres will be finished in grey and will match some existing on the second floor north elevation of the building. The louvres will not be readily visible from public viewpoints, particularly given mature trees screening to the south of the building.
- 7.7 Internally, the provision of a partition wall in the existing ground floor kitchen of the old building will have limited impact on the fabric of the listed building. A new doorway is proposed from the hall, and this is proposed to match the

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detail of the adjacent toilet door and architrave. The door will include a vision panel for fire safety.

- 7.8 It is also proposed to insert a vision panel in an existing ground floor fire door in the old building. This will involve inserting glazing into one of the panels of the existing six panel door. No objection has been raised by the Conservation Officer subject to a condition requiring more detailed section drawings of these door alterations.
- 7.9 It is also proposed to relocate the caretakers' accommodation into existing rear store rooms of the building, and install a new transfer window with security shutter. Whilst the external security shutter is not ideal in design terms, it will be located to the rear of the building, in the 1984 extension, and is minimal in size so as not to harm the setting of the listed building or the character and appearance of the Conservation Area.
- 7.10 Finally, various works are proposed around the entrance lobby of the building including the formation of an internal secure room to house a machine to receive payments. This will require four existing external glazing panels becoming opaque, which will have limited visual impact. It is also proposed to reposition a modern door from the reception area to provide access for members of the public to use disabled toilet facilities. This will have limited impact on the listed building.
- 7.11 A new main entrance door is also proposed, and has actually already been installed, to replace the previous bi-fold automatic doors with automatic swing doors. These are modern doors that will have no impact on the fabric or setting of the listed building. A large louvre panel is proposed near the entrance of the building. This will have some impact on the appearance of the building, but the use of grey coloured aluminium will assist in blending in with lead panels on the fascia, and roof of this part of the extension.

8.0 Conclusion

- 8.1 Overall, it is considered that the proposed alterations to Wallfields will result in no harm to the special character, appearance or setting of the listed building, or the Hertford Conservation Area. No objection has been raised by the Conservation Officer since the two large airstrat ventilators adjacent to the original listed building have been removed.
- 8.2 The applications are therefore both recommended for approval subject to the conditions set out above, and subject to the listed building consent application being referred to the Secretary of State.