

## DEVELOPMENT MANAGEMENT COMMITTEE – 13 FEBRUARY 2019

<b>Application Number</b>	3/18/2653/LBC
<b>Proposal</b>	Internal alterations to outbuilding to create shower room.
<b>Location</b>	Wallfields, Pegs Lane, Hertford, SG13 8EQ
<b>Parish</b>	Hertford Town Council
<b>Ward</b>	Hertford Castle

<b>Date of Registration of Application</b>	21 December 2018
<b>Target Determination Date</b>	15 February 2018
<b>Reason for Committee Report</b>	Application submitted by East Herts District Council
<b>Case Officer</b>	Ashley Ransome

### **RECOMMENDATION**

That, subject to the outcome of referral to the Secretary of State, Listed Building Consent be **GRANTED**, subject to the conditions detailed at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

- 1.1 This application seeks Listed Building Consent for internal alterations to an existing outbuilding to create a shower and changing facility. This is proposed to enhance facilities available to occupiers of the main building on site to support sustainable travel choices.
- 1.2 The issues to be considered relate to the impact of the proposals on heritage assets, its location in a designated employment area and the positive outcomes that the proposals seek to support.

#### **2.0 Site Description**

- 2.1 The site is located within the built up area of Hertford and within Hertford's Conservation Area, as well as within a Site of Archaeological Significance and the Employment Area of Pegs Lane.

- 2.2 The predominant building on the site is the three storey building comprising the East Herts Council offices. The site also includes a car park and various outbuildings. The main building has been significantly extended over the years. However, the original element of the building is listed at Grade II.
- 2.3 It is one of the outbuildings that is the subject of this application, located to the north of the main building on site, adjacent to the parking area and the northern boundary of the site. The building is a curtilage listed building.

### **3.0 Planning History**

- 3.1 The overall site has an extensive planning history none of which is of relevance to the application proposal.

### **4.0 Main Policy Issues**

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts District Plan 2018 (DP). There is no made or emerging Neighbourhood Plan relating to this site.

<b>Main Issue</b>	<b>NPPF</b>	<b>DP policy</b>
Impact on Heritage Assets	Section 16	HA1, HA3, HA4, HA7, DES4, DES5
Benefits of the proposals	Section 9	TRA1, CFLR9

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **5.0 Summary of Consultee Responses**

- 5.1 EHDC Conservation and Urban Design Advisor notes that the building has been considerably altered. It is of low significance, being now visually detached from the main listed structure. No objection to the proposals.
- 5.2 HCC Historic Environment Unit comments that the development is unlikely to have an impact on heritage assets of archaeological or architectural interest.

## **6.0 Town/Parish Council Representations**

- 6.1 No response received.

## **7.0 Summary of Other Representations**

- 7.1 No responses received.

## **8.0 Consideration of Issues**

### Impact Upon Heritage Assets

- 8.1 The relevant policy approach in both the NPPF and the Councils District Plan seek to secure the retention and preservation of heritage assets. In the case of this proposal, the building comprises a curtilage listed structure, is located in the Hertford Conservation Area and an area of archaeological significance.
- 8.2 This building has been considerably altered over the years, to accommodate various utilitarian purposes. The internal fabric of the building does not comprise any features of historic or architectural significance. The building is considered to be of low significance, and due to the large west extensions to the main listed building of Wallfields, it is now visually removed from main grade II listed building.

- 8.3 Only internal alterations are proposed, with a film screen to be provided to existing glazing. The visual impact of the alterations therefore will be minimal and largely away from the public realm.
- 8.4 It is therefore considered then, on the basis of the assessment approach set out in the NPPF, that the proposed internal alterations will have a less than substantial harmful impact on the heritage assets of the Grade II listed building, the surrounding Hertford Conservation Area or in relation to any archaeological interest of the site. The NPPF sets out that any harm has to be weighed against the public benefits of the proposal.

#### Benefits

- 8.5 The scheme is being advanced to provide additional changing and showering facilities for the occupiers of the main building on the site – Council Officers, and the occupiers of any leased space. This is to support and encourage staff in taking up alternative travel modes, such as walking and cycling and generally support the Councils staff health and wellbeing objectives.
- 8.6 Policy TRA1 of the District Plan supports the implementation of initiatives that support sustainable transport. Policy CFLR9 supports developments that promote healthy communities. In relation to both matters, the proposals have the potential to result in positive public benefits of enhanced travel modal choice in favour of sustainable modes and enhanced health and wellbeing.

#### Other matters

- 8.7 As indicated, the building is located in a designated Employment area. The proposals have no harmful impact in relation to the ongoing employment uses on the site and therefore are acceptable in relation to policy ED1.

## **9.0 Planning Balance and Conclusion**

- 9.1 It is considered that the proposed internal alterations will result in minimal harm to heritage assets. This is clearly outweighed by the benefits of the proposals in supporting staff to make sustainable transport choices and in general terms with regard to active travel – with the health and wellbeing benefits it enables.
- 9.2 In this case, because the application has been submitted by the Council, it is necessary to refer the case to the Secretary of State. A decision can be made by the planning authority if the Secretary of State determines that he does not wish to intervene.

## **RECOMMENDATION**

That, subject to the outcome of referral to the Secretary of State, Listed Building Consent be **GRANTED**, subject to the following conditions:

### **Conditions**

1. Listed Building Three Year Time Limit (1T141)
2. Approved Plans (2E101)

### **Informatives**

1. Justification – LB Grant (LBJG3)
2. Other Legislation (01OL1)

## **Summary of Reasons for Decision**

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.