

**DAVID LLOYD HATFIELD
HATFIELD BUSINESS PARK
THE HANGAR
HATFIELD
AL10 9AX**

NOVEMBER 2019

**PLANNING AND
LISTED BUILDINGS
STATEMENT**

**FOR
DAVID LLOYD LEISURE**

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1. Introduction

On behalf of David Lloyd Leisure (David Lloyd), Cushman and Wakefield has been instructed to submit a Listed Building Consent application for internal reconfiguration at David Lloyd Hatfield.

This document should be read in conjunction with the following documents and drawings submitted with this application:

- Cover letter - prepared by Cushman & Wakefield
- Application Form – prepared by Cushman & Wakefield
- Site Location Plan (PL-008-P0) – prepared by Hadfield Cawkwell Davidson
- Existing Site Plan – (PL-001-P0) prepared by Hadfield Cawkwell Davidson
- Proposed Site Plan (PL-002-P0) - prepared by Hadfield Cawkwell Davidson
- Existing Ground Floor Plan – (PL-003-P0) - prepared by Hadfield Cawkwell Davidson
- Proposed Ground Floor Plan – (PL-004-P0) - prepared by Hadfield Cawkwell Davidson
- Existing First Floor Plan – (PI-005-P0) – prepared by Hadfield Cawkwell Davidson
- Proposed First Floor Plan – (PL-006-P0) - prepared by Hadfield Cawkwell Davidson
- Proposed First Floor Kitchen and Breakout Area Plan – (PI-007-P0) - prepared by Hadfield Cawkwell Davidson
- Design and Access Statement – Prepared by Hadfield Cawkwell Davidson
- Photograph 1 – Future archive space
- Photograph 2 – Typical bedroom facility
- Photograph 3 – Ground floor office space

This supporting planning and listed building statement contains 6 sections:

- Section 2 of this statement provides a brief background into David Lloyd;
- Section 3 provides a summary of the site and the surrounding area and relevant planning history;
- Section 4 describes the proposal;
- Section 5 reviews the relevant national and local planning policy;
- Section 6 assesses the key planning considerations; and
- Section 7 provides a conclusion to the Statement.

2. Background

David Lloyd Leisure Ltd

David Lloyd Leisure Ltd (David Lloyd) is Europe's premier health, racquets and fitness provider.

David Lloyd has operated for over 30 years and owns some 99 David Lloyd clubs in the UK and a further fifteen across Europe. David Lloyd also has ambitious European growth plans as they continue to look to expand and invest into their existing territories of Spain, Holland, Belgium, Ireland and Italy, as well as breaking into other new markets.

The business has approximately 570,000 members and is a significant employer in the health and fitness market, employing over 8,600 people, including an expert health and fitness team of over 2,000 and more than 680 tennis professionals.

David Lloyd's clubs operate over 180 swimming pools and offer more than 13,000 exercise classes every week. Their racquets facilities are unrivalled, with 1,000 tennis courts, and more than 400 badminton and squash courts.

the business also offers outstanding coaching programmes for children, with every week 25,000 children learning to swim and 16,000 learning to play tennis in their clubs.

Alongside fitness facilities, David Lloyd also provides health and beauty spas, lounges with free Wi-Fi, crèches, nurseries and specialist sports shops.

3. Site and Surrounding Area

David Lloyd Hatfield is located within the administrative boundary of Welwyn and Hatfield Borough Council. It is located within the former Hatfield Aerodrome development area and is situated approximately 600 metres north west of Hatfield town centre. The site also includes David Lloyd's head office.

The application site extends to approximately 2.6 hectares and is bounded by Tamblin Way to the north, Mosquito Way to the west and Aviation Avenue to the south. To the east of the site is Sanctuary Care, a residential and nursing home development. Access to the club is from Tamblin Way, adjacent to Sanctuary Care.

David Lloyd Hatfield comprises the Grade II* Listed Hanger, car parking and outdoor sport/recreation facilities. The main building has a total floor area of approximately 13,200sqm and comprises a gym, tennis hall, swimming pool and office use. A significant area of floor-space is occupied by the head office staff of David Lloyd. The whole site of David Lloyd is provided with a total of 325 parking spaces.

The Grade II* listing includes the Flight Test Hanger, Offices, Fire Station and Control Tower and was listed in September 1998.

The reason for it being listed relates to the building being the largest aluminum structure at the time. It was also only one seventh of the weight of an equivalent steel structure and was erected in only 13 weeks. The site also has significant historical connections with the aviation industry.

The Historic England listing (reference: 1376561) states that:

'The Comet hangar was the most sophisticated example of aluminium construction and was also the world's largest permanent aluminium structure at the time, comparable with the demolished Dome of Discovery at the Festival of Britain and larger and more innovative than the hangar at London Airport (now also demolished).'

David Lloyd have been stewards of the building for the last 15 years and have operated its tennis club, head office and training facilities from the Hanger.

The site is located in Flood Zone 1 and therefore has the lowest probability of flooding.

3.1. Planning History

We have undertaken an online appraisal of planning applications available on the site using the Welwyn and Hatfield's online planning search. There are several minor applications on the site which we consider are not relevant to the proposals and as a consequence are not rehearsed here. The most relevant applications are set out in the table below.

Reference	Description	Decision	Date
6/2018/0041/FULL	Extension of staff car parking facilities to provide an additional 27 spaces.	Granted	22/03/2018
S6/2009/2589/MA	Relocation of tennis courts to lawn area, installation of tennis court fencing and extension of car parking facilities	Granted	17/06/2010

S6/2009/1019/FP	Relocation and resurfacing of tennis courts to lawn area	Granted	11/08/2009
S6/2010/0466/FP	Extension to car park facilities	Withdrawn	08/09/2009
S6/2008/1690/MA	Relocation of tennis courts to lawn area and extension of car parking facilities	Withdrawn	25/11/2008
S6/2007/1263/MA	Single storey glazed staff room extension to east elevation	Granted	13/11/2007
S6/2002/0098/FP	Alteration to listed flight hanger for use as a members club providing a range of sports, leisure and social facilities together with associated car parking and landscaping. (reserved matters pursuant to outline planning consent S6/1999/1064/op)	Granted	11/06/2002
S6/2002/97/LB	Demolition of modern annexe building to the west of listed flight test hanger and works of alteration and refurbishment to retained building	Granted	11/06/2002
S6/1999/1064/OP	Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within use class b1, b2, b8 and sui generis use; housing; new university campus (use class d1 and d2) to include replacement de havilland sports and social club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use of existing listed hangar; aviation heritage centre. Together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of ellenbrook. Means of access to be determined	Granted	29/12/2000

The most relevant application to note from the above history relates to reference S6/2002/0098/FP. This application sought consent for alterations to the hangar (as part of the outline consent S6/1999/1064/OP) to create the existing sport, leisure and social member's club.

As part of the application it is evident the main focus for the club was a tennis and racquets centre, however a mix of facilities were included as part of the application, including a swimming pool fitness suite, lounge and restaurant, aerobics studio, squash courts and a health and beauty spa. In addition, the application included offices in the old control tower section of the hanger and hotel / overnight accommodation for the business.

Condition 8 attached to the permission relates to the bedrooms which were permitted as part of the application. This states that:

“The bedrooms permitted in the first floor of the building as indicated in drawing no 664 PL039 shall be used only in association with and ancillary to the sports and leisure facilities permitted and shall at no time be used, let or occupied for other independent commercial, business or leisure purposes”.

This confirms the bedrooms located on the first floor of the application site are ancillary to and restricted to the wider leisure club’s D2 use.

4. Proposal

David Lloyd is seeking Listed Building Consent to make internal alterations to part of the main hangar building where their main office space is located.

The existing ground floor office space is not sufficient for the current staff numbers in club support, both in terms of desk space and staff welfare facilities. The proposed works aim to address these issues.

The existing ground floor office space is of an open plan configuration and as part of the proposed works there will be minimal alteration to this. An existing combined office/breakout room is proposed to be split into separate office and meeting areas to allow a more efficient use of the space. Otherwise the only alterations in this area will be minor desk reconfigurations to accommodate different work departments. Although sufficient in terms of size the existing ground floor kitchen facilities are outdated and in need of replacement. The new kitchen will be installed within the existing room footprint and maintain the link through to the dining and breakout space while upgrading the facilities generally. The existing dining and breakout spaces will be fully refurbished with new decoration and furniture while maintaining the general layout as existing.

The current shared toilet facilities within the ground floor club support are outdated and also inadequate in terms of provision for the staff numbers. While maintaining the current layout the existing facilities will be fully refurbished and re-allocated for use by female members of staff only. Adjacent to these the existing archive storage space will be reconfigured to provide new WC facilities for male members of staff.

At the first floor the existing bedroom facilities which are currently unused will be stripped out and reconfigured as additional office space and staff welfare facilities. By removing the majority of the internal walls and stripping the building back to the main structure, 2 new open plan office spaces will be created which are more suited to the requirements of the club support teams. A new kitchen and breakout space will divide the 2 open plan office areas with additional WC facilities for staff.

As part of the proposed works it is not intended for there to be any alteration to either the structure or external envelope of the building. Windows and internal sill levels within the proposed office spaces at first floor will be maintained as existing and the overall visual appearance of the building will remain unchanged from outside. Internally the new spaces will be fitted out to a typical modern office standard, with new floor/wall finishes and lay in grid suspended ceiling hiding services above. Where new kitchen facilities are installed these will be fitted out to a typical modern office standard, with suitable soft furniture in the breakout areas to allow staff to relax during allocated breaks.

A full schedule of the alterations can be found in the detailed drawings and design and access statement which has been submitted as part of this Listed Building Consent application. This shows the limited intervention into existing building fabric from the proposals and the negligible impact on the listed building.

5. Planning Policy Context

In this section, we set out the key planning policies relevant to this planning application.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that regard is to be had to the development plan when determining planning applications; and that decisions shall be made in accordance with the plan, unless material considerations indicate otherwise.

In this case, the development plan comprises the saved policies of the Welwyn Hatfield District Plan 2005.

The draft Local Plan was been submitted for Examination in May 2017 which is still undergoing with adoption anticipated at the end of 2020. Only limited weight can be afforded to the policies in the draft plan at this stage.

At the national level, the National Planning Policy Framework (NPPF) is a significant material consideration in the determination of planning applications, and those policies of relevance to this planning application are considered below in the first instance.

5.1. National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework (NPPF) was published in March 2012 and updated in February 2019. It sets out a presumption in favour of sustainable development and recognises the importance of conserving and enhancing the historic environment. In this regard, paragraph 193 of the NPPF states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.'

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration, destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II* Listed building should be wholly exceptional.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a proposal will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

5.2. Welwyn Hatfield District Plan (2005)

The Welwyn Hatfield District Plan ('the District Plan') was adopted in 2005. Some policies were saved in 2008 and will be replaced with the adoption of the New Local Plan.

The most relevant policies from the District Plan are set out below.

Policy R25 Works to Listed Buildings - states that works will be refused for any proposal which would adversely affect the historic character or architectural quality of a Listed Building or its setting. Listed Building Consent will not be granted for any extensions or external or internal alterations to buildings of special architectural or historic importance unless all of the following criteria are satisfied:

- New works respect the character, appearance, and setting of the building in terms of design, scale and materials;
- Architectural or historic features which are important to the character and appearance of the building (including internal features) are retained unaltered;
- The historic form and structural integrity of the building are retained; and
- Full detailed drawings of the proposed works are submitted with the application.

In some cases it may prove impossible to maintain Listed Buildings in their original use. The most important issue is the preservation of their historic and architectural features and character. Therefore, the Council will adopt a flexible policy towards the use of Listed Buildings, since it is often the case that a more economic use can secure their restoration and ensure continued preservation.

Policy HATAER1 Hatfield Aerodrome: Sustainable Development of the Site -The development of the whole of the area will be based on the principles of sustainability. This will apply to all aspects of the development including layout, mix of uses, orientation and design of buildings, energy efficiency and the need to provide an integrated transport system. The sustainability tests and principles which were developed to assess the content of the Hatfield Aerodrome masterplan, will be used to assess whether individual planning applications are in conformity with this policy.

Policy CLT1: Protection of Existing Leisure Facilities - Planning permission will not be granted for proposals involving the loss of any existing outdoor or indoor recreational or leisure facility unless:

- It can be clearly demonstrated that there is no longer a current demand for such a facility for either recreational, leisure or community use, or any real prospect of a demand arising within a realistic timescale; or
- It can be clearly demonstrated that an acceptable alternative means of meeting any such demand is or will become available, before the loss of the existing facility; or
- The new development consists of, incorporates or provides, an appropriate alternative recreational or community facility.

Demand should be assessed according to the nature of the existing recreational facility in question.

The Council recognises the growing demand for leisure facilities, and will encourage proposals to develop new facilities in the district to meet leisure and cultural needs of the community. Leisure facilities attract visitors, and are capable of generating significant amounts of traffic. Siting these facilities in town centres, which are readily accessible to public transport, can help to reduce reliance on the car and can contribute to the vitality and viability of town centres, in particular by supporting the economy. The preferred location, therefore, for these facilities in

the district will be in the town centres. In addition, specific provision is proposed as part of the District Centre on the Hatfield Aerodrome Site.

Policy EMP2 Acceptable Uses in Employment Areas – in the designated employment areas, proposals for development within Use Classes B1, B2 and B3 will be permitted, subject to the following criteria:

- The proposal would not, due to the scale of employment generated, have an unacceptable impact on the demand for housing in the travel to work area;
- The proposal would not have an unacceptable impact on the local and/or strategic transport infrastructure;
- The proposal would not harm the amenities of any nearby residential properties;
- The development would provide adequate parking, servicing and access;
- Any retail element of the development would clearly be ancillary to the main business use.

5.3. Welwyn Hatfield Draft Local Plan

The Welwyn Hatfield Draft Local Plan ('Draft Local Plan') was submitted for Examination in May 2017 and is still undergoing hearings. It is currently anticipated that the plan will be adopted by the end of 2020.

As the Draft Local Plan is still undergoing Examination, limited weight can be afforded to any policies contained within it.

6. Planning Assessment

David Lloyd Hatfield is seeking to make internal alterations to their head office. This section assesses the acceptability of the proposals against local and national policy.

6.1. Additional Office Floorspace

The application site forms part of the David Lloyd Hatfield leisure centre which includes the head offices for David Lloyd. Planning permission for the facility was granted by a reserved matters application in 2002 (S6/2002/0098/FP) following the approval of an outline consent for the wider Hatfield Aerodrome site (S6/1999/1064/OP).

The 2002 planning application was for alterations to the listed test flight hangar for the use as a private sports and leisure club. The proposals included a mix of facilities within the hangar associated with the leisure use. This included head office space on the ground floor and bedrooms on the first floor. Both offices and bedrooms were to be treated as ancillary to the main leisure centre use, and this is confirmed by condition.

The proposals include minor internal alterations to the ground and first floors of part of the main hangar building. Alterations to the ground floor include the reconfiguration of the office space and associated works. The proposals to the first floor comprise the removal of the bedrooms and replacement with additional office floor space.

With regards the bedrooms, condition 8 attached to the 2002 permission states that *'the bedrooms permitted in the first floor of the build building...shall be used only in association with and ancillary to the sports and leisure facilities permitted and shall at no time be used, let or occupied for other independent commercial, business or leisure purposes'*.

David Lloyd has identified the bedrooms as surplus to requirement and the space would be used more efficiently as office space. The change of this floorspace from bedrooms to office space is acceptable as the floorspace is ancillary to the permitted D2 leisure use. The proposed development will see the continued use of the floorspace remain as ancillary D2 floorspace.

It is our view that, based on the approval, the internal works to the ground and first floors of the hangar will not require any material change of use of the floorspace as it will remain ancillary to the D2 leisure use. The bedrooms on the first floor are not available for public use and can therefore not be considered a hotel. They have also been identified as surplus to requirement by David Lloyd. The change of this space to additional office floorspace will allow David Lloyd to further operate their head office function at this location with minimal disruption to their business.

Notwithstanding this, the site is located within Hatfield Business Park. Policy EM2 states that development within B1, B2 and B8 use classes are acceptable provided they would not have an unacceptable impact on the demand for housing in the travel to work area, on the local and or strategic transport infrastructure, nearby residential properties and would provide adequate parking, servicing and access. The proposals will see the provision of an additional 70 desk spaces across the two floors which allow David Lloyd to operate from their head office more efficiently.

6.2. Heritage Assessment

The building is Grade II* Listed due to both the relevance of the building with regards aluminum building construction and the historical connections with the aviation industry. The building was listed in 1998 and was also the subject of an outline application for the wider Hatfield Aerodrome redevelopment in 1999. This established the principle of redeveloping the listed building for a leisure facility. In 2002, a reserved matters application sought permission for the leisure facility itself and considered the redevelopment and alterations to the hangar as acceptable.

The NPPF places great significance on the protection of heritage assets as they are an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that great weight should be given to the conservation of any heritage asset. The proposed development will ensure the continued use of the heritage asset as a leisure facility and for David Lloyd to successfully operate their head office from there.

The proposals involve internal alterations to the ground and first floors to part of the main hangar building where David Lloyd has their head office. As set out in Section 4, the proposed development comprises the reconfiguration of the ground floor, new WCs and general refurbishments. The first floor works will see the removal of a number of internal walls (currently used to segregate bedroom spaces) which were not part of the original structure.

As part of the proposed works it is not intended for there to be any alteration to either the structure or external envelope of the building. Windows and internal sill levels within the proposed office spaces at first floor will be maintained as existing and the overall visual appearance of the building will remain unchanged from outside.

The proposed development will therefore cause less than substantial harm to the listed building, conversely improving it by removing later internal installations which were approved as part of the 2002 reserved matters application.

In accordance with Local Plan policy R25, the proposals will not adversely affect the historic character or architectural quality of the hangar. Conversely, the proposals will see the removal of a number of later additions to the building which would benefit the character of the listed building. The historic form and structural integrity of the building will be retained or enhanced as part of the proposals.

In accordance with the guidance set out in the NPPF and local plan policy, the minor nature of the amendments and the negligible impact the proposals will have on the core fabric of the listed building leads to a conclusion that the alterations will not adversely affect the Listed Building and will cause 'less than substantial harm' to the Grade II* Listed hangar. The benefit of the proposals to allow the continued use of the listed building as a leisure facility with ancillary offices and will secure the future conservation of the heritage asset, is clearly also material.

6.3. Summary

To conclude, the proposed development of internal alterations to part of the ground and first floors to create additional office space will cause less than substantial harm to the listed building. The proposals will provide David Lloyd with additional office floorspace which will allow them to continue to operate their head office from this site whilst providing enhanced facilities for their employees.

7. Conclusion

The application site comprises the David Lloyd Hatfield leisure club and head office. The site is located in Welwyn and Hatfield Borough Council and forms part of the former Hatfield Aerodrome development area on Tamblin Way.

The site is a Grade II* Listed hangar which received planning approval and listed building consent in 2002 for redevelopment and alterations for it to be used as a leisure club (D2 Use). The proposals included a range of facilities as part of the permission including part of the ground floor to be used as ancillary office space and part of the first floor to be used as ancillary bedroom space.

As part of the 2002 application, Condition 8 restricted the use of the bedroom space to '*be used only in association with and ancillary to the sports and leisure facilities permitted and shall at no time be used, let or occupied for other independent commercial, business or leisure purposes*'. Therefore, with regards floorspace use, the proposals will continue to be ancillary to the D2 leisure use. For this reason there is no effective 'change of use' of this floorspace.

David Lloyd is therefore only seeking Listed Building Consent to make internal alterations to part of the ground and first floors which includes the reconfiguration of floorspace, new WCs, new kitchen and breakout spaces and general refurbishments. This will involve the alteration of later internal additions to the Listed Building and will have negligible effect on the fabric of the building.

The proposals will cause less than substantial harm to it under the auspices of the NPPF. The proposals will also see the removal of later additions to the listed building, benefitting its character. Fundamentally, the proposals will allow the continued use of the listed building as a head office for David Lloyd, securing the future conservation of the listed hangar.

It is considered that the proposal fully accords with national and local planning policy with regards heritage assets. David Lloyd would seek to implement the proposed alterations as soon as possible upon grant of listed building consent.

If you have any further queries, please do not hesitate to contact Anna Gadd at anna.gadd@cushwake.com / 020 3296 4269 in the first instance.