

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016  
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2016/1740/LB

COMET HATFIELD, ST ALBANS ROAD WEST, HATFIELD, AL10 9RH

EXTENSION AND REFURBISHMENT OF THE GRADE II LISTED BUILDING (USE CLASS C1) FOLLOWING DEMOLITION OF EXISTING REAR AND SIDE EXTENSIONS.

APPLICANT: Fusion Hatfield Hotels Ltd

(Hatfield Villages)

**1 Background**

1.1 The applications are a resubmission of the scheme considered by Development Management Committee on 4<sup>th</sup> February 2016 under reference numbers 6/2015/1997/MA and 6/2015/1998/LB. The Listed Building consent was granted but planning permission was refused on grounds of impact on the setting of the Listed Building, impact on local character and neighbouring occupiers and lack of amenity space for the student accommodation. A planning appeal hearing is due to take place on 30<sup>th</sup> November for the refused planning application. The current proposal represents an amended scheme. A Member site visit was undertaken on 2<sup>nd</sup> October 2016.

**2 Site Description**

2.1 The site is a triangular-shaped parcel of land facing onto the roundabout junction of Comet Way and St Albans Road West in Hatfield. It contains the original Comet Road House which is shaped in a geometric representation of an aircraft and faces onto the roundabout. It is a Grade II Listed, two-storey, brick clad, flat-roofed building with a strong horizontal emphasis, designed by E B Musman and built in the 1930's. It is listed for its Art Deco architectural merit and its historic association with Hatfield New Town and the De Havilland factory and airfield. Additions and alterations to the interior and exterior (including loss of the glass roof lantern) have detracted from the building but the original geometric form remains. The hotel was extended to the rear with a brick addition and again in the 1990's with a part-two/part-three storey rear extension clad in pale grey panels with a flat roof. In total the hotel currently has around 128 bedrooms.

2.2 The street frontage of the site is open. The forecourt is tarmac and used for parking. In the centre of the front car park is the 1930's carved pillar showing symbols of Hatfield's historic origins and supporting the model aircraft. A narrow strip of grass highway verge separates the site from the public footways, bus stop and pedestrian crossings. There is a further parking area on the south east

part of the site which is inter-planted with trees. In total there are approximately 163 car parking spaces on the site.

- 2.3 The site is level on the northern frontage to St Albans Road West. The listed building is clearly visible but the hotel extension is partly screened from St Albans Road West by a line of boundary hedges and trees. On the south eastern boundary the land rises up to Comet Way so that the site sits below the level of the road and is bounded by a grass bank containing a number of mature trees and undergrowth, which form a visual screen. On the western boundary there are mature conifers (around a small substation) and deciduous trees which partly screen the residential properties behind. There are several mature trees on the south east part of the site, including two weeping willows. The trees on the site are not covered by Tree Preservation Orders
- 2.4 The site is located close to the Galleria Shopping Centre and the University of Hertfordshire De Havilland Campus and Bishops Square Employment Area. It is well connected to pedestrian and cycle routes with surface level pedestrian crossings over the adjacent roads but is visually and functionally separated from the surrounding uses by the busy roads. It is also separated by close-boarded fencing from the rear gardens of residential properties in Ashbury Close and Selwyn Crescent.

### **3 The Proposal**

- 3.1 The application seeks full planning permission and listed building consent for refurbishment of the listed building, a replacement hotel extension and student living accommodation on the western part of the site.
- 3.2 Proposals for physical alterations to the original Comet Hotel building are as previously approved and include the following:
- Removal of previous extensions;
  - Retention of the existing dining and function rooms at ground floor;
  - Provision of student indoor amenities at first floor – fitness room, games room, cinema and study spaces;
  - alteration to first floor room layouts;
  - replication of the original roof lantern;
  - relocation of the reception to the original entrance –to be shared by aparthotel and student halls;
  - repositioning of the laundry store and
  - landscaping scheme for the front and car parking for 98 cars
- 3.3 The proposal for an extension to the hotel differs from the previous proposal and includes:
- 4,063sqm, 56 bedroom aparthotel;
  - Glazed two storey high link building business hub space (with void at first floor level in a link building ;
  - three storey element perpendicular to the link and flat roofed containing the 56 apart-hotel rooms;
  - vertical emphasis to the windows and light coloured brickwork at ground and first floors and a darker anodised bronze metal cladding at second floor;

- business hub space at ground floor of link opens onto the student open amenity areas;
- 100 car parking spaces (72 for aparthotel includes 4 disabled spaces and 21 for staff). Remainder to serve bar and dining facilities and students with disabilities.

#### 3.4 The student accommodation proposals include:

- 7,254sqm in six blocks (308 students) - car free accommodation (with the exception of 7 disabled student parking spaces)
- Each block finished in light-coloured brick at ground, first and second floors
- Top floors of four storey blocks finished in contrasting anodised bronze cladding
- Projecting entrance to each block finished in bronze cladding with vertical terracotta fins
- 1 x St Albans Rd West block - four storeys high
- 2 x Comet Way blocks - four storeys high
- 3 x blocks on West of site – three storeys high – oblique windows to west elevation
- Courtyards – pedestrian area approximately 500sqm in area
- Landscaping – internal to courtyards and retain trees along south and west boundaries
- Bicycle parking – 64 spaces -52 for students (in two locations on west of site) and 12 for the hotel guests and staff (adjacent to reception area)
- Bin storage – also in two locations - close to bicycle stores
- Substation retained

## 4 **Reason for Committee Consideration**

- 4.1 This application is presented to the Development Management Committee because Councillor Zukowskyj has called it in for the following reason:

*“The justification for this is two-fold: 1) it is of a particularly sensitive nature given the listed building status, 2) it is of significant public interest, given the strength of feeling via objections and representations for the last application.”*

## 5 **Relevant Planning History**

- 5.1 6/2015/1997/MAJ and 6/2015/1998/LB - Extension and refurbishment of the Grade II listed hotel (Use Class C1) following demolition of existing rear and side extensions. Erection of 9,586sqm student accommodation (Sui Generis), landscaping and associated works. Listed building Consent granted 4.2.2016. Planning permission refused for the following reasons:

- (1) The proposed development by virtue of its scale, massing, siting and design would have a detrimental impact upon the character and setting of the listed building resulting in substantial harm that is not outweighed by the conservation of the heritage asset or any other material considerations. The proposal is therefore contrary to Section 12 of the National Planning Policy Framework.

- (2) The proposal by virtue of its siting, layout, design, scale and massing would result in an over dominant development, failing to respect the character of this part of Hatfield and due to its scale, design and siting would lead to overlooking of existing adjacent residential properties and an overbearing impact on those properties to the detriment of their residential amenity contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan, the adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.
  - (3) The layout of the student accommodation would result in a poor quality standard of amenity space for users of these areas contrary to policy D1 of the Welwyn Hatfield District Plan, the adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.
- 5.2 S6/2105/0964/PA – Extension to hotel and construction of student accommodation. Subject of Planning Performance Agreement. Advice was given that the continued use of the listed building for hotel use was welcome and the principle of student accommodation was acceptable subject to the impacts on the listed building, character of the area and adjacent residential properties, quality of design, landscaping, a Transport Assessment and Green Travel Plan, sustainable drainage and planning obligations to mitigate the impacts on the locality.
  - 5.3 S6/2014/1895/FP – Change of use to car wash valeting (sui generis) on six car parking spaces and erection of canopy. Approved 12.11.2014.
  - 5.4 S6/2000/0861/FP and 0860/LB – Single storey extension to form linen room to new block. Approved 31.7.2000.
  - 5.5 S6/1998/0879/FP and 0880/LB – New entrance canopy and lobby. Withdrawn.
  - 5.6 S6/1998/0447/FP – Demolish staff accommodation block and erect two storey extension - 26 bedrooms and 26 car parking spaces. Approved 15.1.1999.
  - 5.7 S6/1992/0233/FP and 0252/LB – Alterations and extensions, new bedroom block, 51 bedrooms, 2 meeting rooms single storey extension for laundry, new lobby and refurbishment, additional car parking. Approved 6.8.1992.
  - 5.8 S6/1987/0465/FP- Erect new conference room and covered walkway. Approved 3.7.1987.

## **6 Planning Policy**

- 6.1 National Planning Policy Framework (Paragraphs 29-41,47-50,58-65, 95-104 and 126-141)
- 6.2 PPS10: Planning for Sustainable Waste Management
- 6.3 Hertfordshire County Council Waste Core Strategy (November 2012)
- 6.4 Welwyn Hatfield District Plan 2005
- 6.5 Supplementary Design Guidance, February 2005

- 6.6 Supplementary Planning Guidance, Parking Standards, January 2004 and Interim Policy for Car Parking Standards and Garage Sizes, August 2014
- 6.7 Planning Obligations, Supplementary Planning Document, February 2012
- 6.8 Houses in Multiple Occupation, Supplementary Planning Document, February 2012

## **7 Site Designation**

- 7.1 The site lies within Hatfield Town as designated in the Welwyn Hatfield District Plan 2005. The Comet Hotel building is Listed Grade II.

## **8 Representations Received**

- 8.1 The applications were advertised by means of site notices, press notices and neighbour notification letters. Seven representations have been received from neighbouring occupiers in Hangman's Lane, The Pastures, Hillside, Selwyn Crescent and Ashbury Close. The University of Hertfordshire also objected. The comments may be summarised as:

- Fails to take account of scale character and appearance of existing buildings in the area.
- Adverse effect on amenity of adjoining occupants – inadequate rear separation distance and subsequent loss of privacy
- Overbearing impact from high buildings on residential properties
- Increase in accommodation will adversely affect infrastructure, health services, public utilities and waste management
- Proposed student accommodation would dwarf nearby residences
- Risk of loss of light to residential properties
- Risk of light pollution – site lighting and sunlight glare
- Noise pollution from outdoor communal space
- Increase in student population impacting on community spirit
- Concerns over student behaviour; litter, car parking and anti-social activities
- Student accommodation should not be in residential areas
- The hotel will disappear and lose its historic and local relevance
- Inadequate parking on site – overspill onto local roads, especially visitors
- Doubt able to enforce “no cars” rule – who would enforce it and how?
- Local roads suffer from parking pressure
- Inappropriate positions for bins and bicycle stores
- Increased risk of highway and pedestrian injuries
- Reduction of trees on west side of site is proposed – loss of privacy and noise
- Who would be responsible for maintenance of trees and landscaping?

## **9 Consultations Received**

- 9.1 No response has been received from the following consultees. Comments were due by 28.9.2016
- Herts and Middlesex Bat Group

- Hertfordshire and Middlesex Wildlife Trust (HMWT)
- Hertfordshire County Council Spatial and Land Use Planning Minerals and Waste (M&W)
- Hertfordshire County Council Planning Obligations
- Hertfordshire County Council Historic Environment Advisor
- Welwyn Hatfield Borough Council Building Control
- Welwyn Hatfield Borough Council Parking Services
- Hertfordshire Constabulary
- Welwyn Hatfield Borough Council Client Services Department
- Welwyn Hatfield Borough Council Community Partnerships Manager
- The Twentieth Century Society
- Thames Water (TW)
- Environment Agency (EA)
- National Grid
- West Herts and East and North Herts Primary Care Trust (PCT)/NHS

9.2 Any responses received prior to the Committee meeting will be reported as late representations.

9.3 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** - Interim comments that the response will be a repeat of the position set out in respect of previous application 6/2015/1997/MAJ with similar recommendations in terms of S106 obligations. HCCTPS will review servicing and parking arrangements re student arrivals. These had not been received at time of writing but will be reported to Committee under late representations. Highways Authority did not object to the previous proposal subject to satisfactory S106 agreement (securing occupancy control, car parking management plan, travel plan, travel plan monitoring contribution, contribution to pedestrian way-finding hubs), conditions over provision of car and cycle parking and a construction management plan and informatives over keeping the highway unobstructed and clear of debris.

9.4 **Hertfordshire County Council Fire and Rescue Service** – no objection but requested adequate access and turning facilities for 18 tonne vehicles and adequate fire hydrant provision. Provision of Fire Hydrants will be required through a S106 Agreement.

9.5 **Lead Local Flood Authority** – holding objection on grounds of the drainage strategy quantifying attenuation volumes and demonstrating that it would not increase flood risk elsewhere.

9.6 **Welwyn Hatfield Borough Councillor Bell** – concerned that the “no cars” rule will be impossible to enforce with overspill of students and their visitors in surrounding roads which already suffer from overspill from the university sports facilities.

9.12 **Welwyn Hatfield Borough Council Conservation Officer** - My principal objection to the previous scheme was that the hotel extension was too high (higher than the 2-storey listed building to which it is attached) and that the student housing blocks (particularly the ones to the north and south side of the site) were also too high in relation to the listed building. In the new proposal, the NW block would remain at 4 storeys but the top storey would be set back perhaps a little more than previously. The SE block would be reduced from 5 to 4

storeys although it appears more dominant than before from the main eastern view of the site because the existing trees that partially mask it are shown at a lesser size and if this is now the correct visual, disappointingly.

The crucial relationship between the listed hotel and its extension is in essence unchanged. The hotel remains 3 storeys and presumably 2.4 metres above the listed building and therefore fundamentally flawed. I have consistently made this point from the beginning of the pre-application meetings. The change is to the materials and detailing. This is from a simple contrasting plain reflective glass clad building into a more modelled brick clad building. The previous treatment was more appropriate because it allowed the listed building to be seen against a plain backdrop. The new treatment would have the effect of subsuming it into a fussier background and it would therefore lose even more of its pre-eminence. The effect is made worse because the same brick treatment is continued over all of the student blocks as well. The desire to do it in art-deco style would also be a mistake in this case because the new building is so great in comparison to the listed building that it would be seen as an appendage to the new-build rather than the other way round. In conclusion my concerns have not been met in these new proposals, the changes being mostly to the student blocks. And would remain contrary to the legislation and advice in the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134, NPPG 2014, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Notes 2 and 3, Local Plan D1 and D2, SPG Design Guidance and, Emerging Core Strategy CS11.

- 9.13 **Welwyn Hatfield Borough Council Environmental Health Department (EH)** – no objection subject to conditions over noise, lighting, odour and contaminated land.
- 9.14 **Affinity Water** –The site is within a groundwater Source Protection Zone. No objection provided works are in accordance with the British Standards and Best Management Practices (in order to reduce the risk of pollution to groundwater) and monitoring and remediation of any existing ground contamination.
- 9.15 **Welwyn Hatfield Borough Council Landscaping and Ecology Department** – Previously commented that they had no objection subject to conditions requiring the following: a Landscape Masterplan (planting schedule, details of lighting, CCTV, seating and bins), an Arboricultural Method Statement (showing tree protection during construction and alterations to ground levels) and replanting and Maintenance Plan. These conditions are recommended for the current proposal.

## **10 Town Council Representations**

- 10.1 The Hatfield Town Council has objected to the application as follows:

*“We acknowledge that previous objections had been looked at however we have major concerns that this may eventually become all student accommodation and would like a condition to prevent this. The proposed development due to its size and bulk with the appearance of four storey elements in the 3D designs may create over looking for the Ellenbrook area. We are still concerned at the impact on Ellenbrook residents & back their objections. We wish to see a condition that students cannot have cars within Hatfield. We are not convinced that the concerns regarding noise and parking have been adequately addressed to the satisfaction of local residents and environmental health. We wish to see*

*the enforcement of parking around the application site included as part of a S106 agreement if it cannot be included as a planning condition. We wish to see a condition which would mean permanent monitoring of exterior audible noise after 11pm by the landlord and sanctions written up in tenancy agreement. If minded to approve we would wish to see a S106 contribution to play space at Ellenbrook play area for a ball court”*

## **11 Analysis**

- 11.1 The considerations for the listed building and full planning application are considered separately. However, the heritage considerations under the planning application is the same in respect to the impact of the development that requires planning permission. Therefore the heritage considerations will be discussed solely under the listed building application, but will also apply to the planning application.
- 11.2 The main issue to be considered in relation to the Listed Building Consent application is:
- 1. Impact on the heritage asset of the listed building (NPPF para 126-141)**
- 11.3 Policies set out in National Planning Policy Framework (NPPF 2012) seek retention and enhancement of heritage assets. Further to Section 12 of the NPPF, great weight should be given to the conservation of heritage assets, and their significance can be harmed by alterations both to the asset and to its setting. The significance of an asset can be harmed or lost through alteration or destruction and local authorities are required to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 11.4 As required by NPPF paragraphs 131-132, any proposal on the site should sustain and enhance the significance of the listed building, secure a suitable use that enables its conservation and appropriately treat its setting. The criteria which need to be satisfied by any development proposals for alteration or extension of a listed building include respecting the character, appearance and setting of the building (in terms of design, scale and materials), retention of architectural and historic features and retaining the building's historic form and integrity. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. The NPPF requires that alterations to listed structures should be kept to a minimum and be sympathetic to the original overall form and detailing.
- 11.5 The proposals involve alterations and reinstatements to the listed building on the site including demolition and removal of later additions, refurbishment/restoration of some original features and alterations to the internal layout:
- Removal of the grey clad 1990's rear extension
  - Removal of earlier brick extensions to the rear and the east elevation
  - Removal of internal partitions to enlarge kitchen and remove bar
  - Removal of a small number of internal walls at first floor to enlarge bedrooms
  - Enlarge first floor function room and remove external spiral stair



Reinstatement works include:

- A new reception area in the position of the original one
- New link through the original coach-house block at the rear
- Folding partition in ground floor function rooms
- Reinstatement of a bar at ground floor
- Replacement of non-original internal wall to the first floor function rooms, albeit in flexible form
- Reinstatement of a roof lantern to replicate the original

- 11.6 The above works are included in the Schedule of Works that accompanies the Listed Building application. The works are the same as the previous proposals (6/2015/1998/LB) which were considered, on balance, to be acceptable and were approved by Development Management Committee subject to conditions.
- 11.7 The current scheme proposes a different form of extension building and redesigned student accommodation within the setting of the Listed Building. The outstanding considerations, therefore, relate to the impact of the proposals; the hotel extension and the student accommodation blocks, on the setting of the Listed Building.
- 11.8 The revised scheme differs from the previous one in main ways: firstly the different form and scale, secondly the treatment of the appearance in materials and finishes and thirdly the nature of the use.
- 11.9 The hotel extension involves a two storey link and a three storey extension. This would be similar in external dimensions to the previous proposed link and extension. The link in particular would be the same depth, and approximately 1m narrower and 0.7m lower than the previous proposal. The three storey element would be wider by 6m but approximately 1m narrower and 0.2m lower than previously. In terms of impact on the listed building the current proposal would not have a significantly more adverse impact on the setting of the listed building in terms of form and scale.
- 11.10 The Council's Conservation Officer comments that the hotel remains three storeys and taller than the Listed Building and, therefore, as previously, the height of the new buildings (except for the link) would reduce the pre-eminence of the Listed Building within the site. The current proposal has different materials and detailing. The previous proposal for a plain and reflective, glass-clad building would have allowed the listed building to be seen against a plain backdrop. The current proposal uses modelled brick cladding which would have the effect of subsuming the building into a fussier background, which includes the student blocks, so that the Listed Building would appear as an appendage to the new build element rather than the other way around.
- 11.11 However, when viewed in perspective from publically accessible points outside the site, and taking the proposed colours and materials into account, the overall effect would be that the red brick Listed Building would stand out quite clearly in front of the much paler materials of the extension and appear more prominent on the site. In addition, the proposed forecourt landscaping and reinstated roof lantern would enhance the appearance of the building over and above the existing situation. Consequently, the choice of materials and colours is a key factor in the success of the scheme as an enhancement of the listed building and

it is recommended that sample boards of the materials are submitted for approval prior to commencement of the development.

- 11.12 The nature of the use at ground floor would not change significantly; the dining area, bar areas and function room would be maintained. The use of the first floor rooms differs from the previous proposal in being for use by students as well as hotel guests to would provide amenity spaces rather than bedrooms. These include a fitness room and small cinema/TV room and a social space in the curved room (ex boardroom) on the front of the building. In addition there would be smaller study rooms making use of the existing room layouts.
- 12.11 The student accommodation would be in six blocks instead of three; the three blocks set in a staggered line behind the listed building would be three storeys high, the three to the sides of the Listed Building (one on St Albans Road and two on the Comet Road side) would be four storeys high. These would be separate from the hotel extension and would not form part of the Listed Building application. Therefore, their impact is considered under the planning application in terms of their impact to the setting of the listed building.

### **Conclusion**

- 12.12 For the Listed Building Consent conditions to ensure the listed building is enhanced and protected are necessary. These include approval of material samples, a Demolition and Construction Method Statement, retention of significant features and making good of original fabric and submission of details for certain works to the listed building. The fenestration on the Comet Way elevation would require careful treatment to achieve adequate sound attenuation and the details of those windows would be required by condition on any Listed Building Consent. The impacts of noise attenuation systems on the listed building structure would require careful consideration and details would be sought by condition on any Listed Building Consent or by further Listed Building Consent applications.

### **Recommendation for 6/2016/1740/LB**

It is recommended that listed building consent be granted subject to the following conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

0200/B & 0201/A & 0202/A & 0203/B & 0204/A & 0205/A & 206B & 0300/F & 0302/D & 0304/E & 0306/D & 0307/D & 308/E & 309/B & 310/D & 311/F & 312/A & 313/B & 314/B & 315/B & 316/B & 317/A & 318/A & 319/A & 150438\_STL DR1040/P04 & 150438\_STL DR1041/P03 & 150438\_STL DR1060/P04 & 150438\_STL DR1061/P03 & Schedule of Works to Listed Building & Heritage Statement, Bidwells (22.8.2016) received and dated 23.8.2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. No development to the Listed Building (except the approved demolition works) shall take place until samples of the materials, including a sample brick panel, sample glazing panels, partial window frame, roof materials and

coping tiles, to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. No development to the Listed Building shall take place, (including any works of demolition in accordance with DRWGS 0203/B, 206/B, 306/D and 0307/D), until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for

- (a) the programme and method for the partial demolition and the steps required to be taken during the process of the work to secure the safety, stability, security and weather-proofing of that part of the building that is to be retained.

- (b) details of adequate support and shelter arrangements to be provided at all times to the walls and roof whilst the building works are carried out.

- (c) details of any repair work proposed

- (d) details of any materials to be removed which in the opinion of the Local Planning Authority should be salvaged for re-use.

- (e) details of proper and adequate protection to those features/areas of the building noted as being of special interest in the listing description or noted as areas that are sensitive to change in the applicants' Heritage Statement (received and dated 22 August 2016) for the duration of the works. This protection shall remain in place throughout the period of works and only temporarily removed to effect repairs or adjustments to these elements.

- (f) measures to control the emission of dust and dirt during the works.

- (g) Where existing fabric is disturbed to effect approved removals, it shall be reinstated like for like or to the written approval of the Local Planning Authority.

A timetable for implementation of the above shall be submitted to the Local Planning Authority for approval and shall subsequently be implemented in accordance with those details.

REASON: To ensure the building is protected during demolition and construction, that articles and material that are of an intrinsic quality are available for re-use and to prevent the total or partial collapse of the building in the interests of protecting the character and appearance of the listed building in accordance with the National Planning Policy Framework 2012.

4. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match, like

for like, those historic materials and finishing details used in the existing building or structure.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2012 and standard conservation good practice

5. Notwithstanding the details shown on the approved drawings, no works to the Listed Building (excluding the approved demolition works) shall take place until the following listed building details have been submitted to and agreed in writing by the Local Planning Authority:

(a) reinstatement of roof lantern (elevations at scale 1:20 and sections at 1:50)

(b) roof eaves and abutments with new hotel extension link building (details at scale 1:50)

(c) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:50)

(d) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:50)

(e) details of the proposed internal folding or sliding partitions and walls (elevations at scale 1:20 and sections at 1:50)

(f) new-build external walls (part elevations at scale 1:20 and sections at 1:50)

(g) reinstated roof-lights to kitchen (details at scale 1:5)

(h) new ceilings, counters and bars (sections at scale 1:20)

(i) sound insulation and mechanical vents for hotel function rooms and bedrooms

(j) extractors for kitchen odours

The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

6. Prior to installation of any internal floor finishes, wall coverings and lighting the following details shall be submitted to and agreed in writing by the Local Planning Authority:

(a) samples and

(b) brochure illustration and

(c) statement for fixing.

The development shall be implemented in accordance with the approved details.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

7. No development to the Listed Building (except the approved demolition works) shall take place until representative samples of the existing mortars of the original listed building have been analysed. The mortars to be analysed shall be agreed with the Local Planning Authority prior to analysis. The subsequent mortar shall be based on the agreed representative sample and shall not be changed.

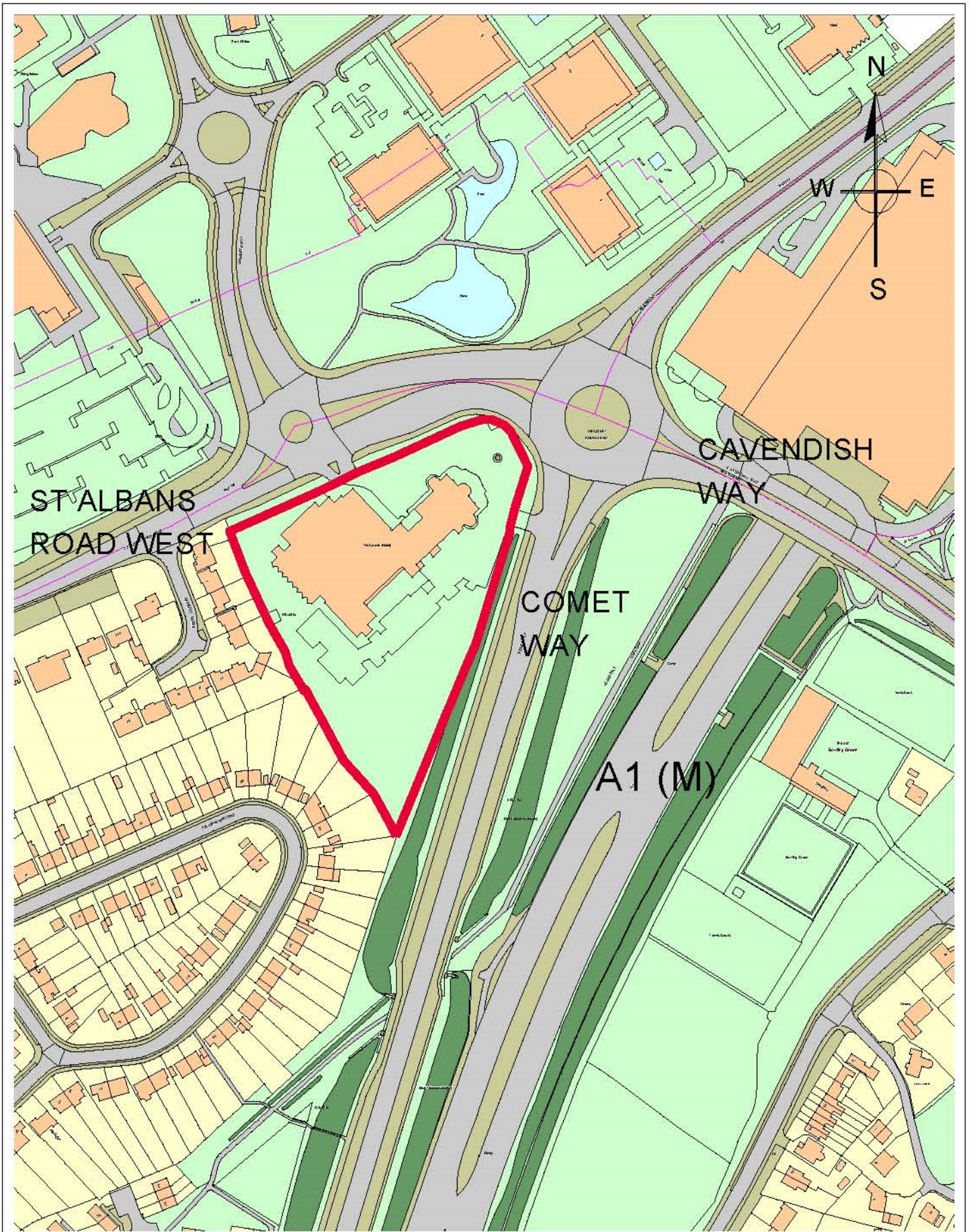
REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

### **Positive and Proactive Statement**

The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

### **Informatives**

1. Any additional plant or machinery (e.g. extractor flues) may need Listed Building Consent. You are advised to contact the Local Planning Authority for advice on this matter.
2. You are advised that the internal finishes, new partitions, doors, bars and counters are to be informed by the photographs of the original building when first completed.



<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p style="font-size: small; margin-top: 5px;">Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE</p>	<p>Title:</p> <p style="text-align: center;"><b>Comet Hotel, St Albans Road West, Hatfield</b></p>		<p>Scale: DNS</p>
	<p>Project:</p> <p>DMC Meeting</p>		<p>Date: 2016</p>
		<p>Drawing Number:</p> <p>6/2016/1739/MAJ and 6/2016/1740/LB</p>	<p>Drawn by:</p> <p>Andrew Windscheffel</p>
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