

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD
17TH JANUARY 2002
REPORT OF THE CHIEF PLANNING OFFICER

PCB 17.01.02
PART 1
ITEM NO
FOR DECISION
CPO

S6/2001/1202/FP
ERECTION OF EXTENSION TO ASSEMBLY HALL TO PROVIDE TOILETS AT
FIRST FLOOR AND FOYER AT GROUND FLOOR (RENEWAL OF PLANNING
PERMISSION S6/0503/96/FP)

APPLICANT: OSHWAL ASSOCIATION OF THE UK

(Northaw)

1.0 INTRODUCTION

- 1.1 The Oshwal Centre is located on the north side of Coopers Lane Road about 100m east of Firs Wood Close and is served by a private drive from the main road. It is located in the Green Belt. The built-up part of the site comprises Oshwal House (formerly Hook House) which is a grade II listed building, an Assembly Hall constructed in the late 1980's and an extensive area of car parking. Planning permission has also been granted for a temple on land to the south east of Oshwal House.
- 1.2 Planning permission was granted in August 1996 under reference no. S6/0503/96/FP for an extension to the assembly hall to provide a foyer at ground floor and toilets at first floor. This permission was not implemented and the applicants are now seeking to renew it.
- 1.3 This application must be determined by the Planning Control Board as an objection has been received from the Parish Council.

2.0 THE PROPOSAL

- 2.1 The proposed extension is to the east elevation of the assembly hall and would infill an existing recess in the building line. The ground level falls away considerably from the front to the back of this building. At ground floor, the extension to provide an enlarged foyer would not project beyond the existing kitchen and, at first floor, the additional toilets would be accommodated within an extension to the roof and with the addition of two triangular dormer windows.

3.0 RELEVANT PLANNING POLICIES

3.1 Welwyn Hatfield District Plan Alterations No.1 – 1998

Policy GB3 Development in the Metropolitan Green Belt

4.0 REPRESENTATIONS RECEIVED

4.1 This application was publicised by the posting of a site notice. No observations have been received as a result.

4.2 Northaw and Cuffley Parish Council object to any further development on the site and consider that the building should be limited to its existing size. Also concerned with the high level of noise pollution at times.

5.0 DISCUSSION OF PROPOSALS

5.1 This application seeks the renewal of a planning permission that was granted in 1996 and so the main issue is whether any circumstances have changed which would prevent the grant of a further permission.

5.2 When permission was originally granted, it was considered that the proposed extension was of limited size and would have no significant effect on the openness or visual amenity of the Green Belt. It was, therefore, considered acceptable. The extensions would measure 137m² in area and provide ancillary accommodation for the hall. It would not project forward of the main building and would be finished in matching materials. I remain satisfied that the impact of this proposal would be limited and that it would not be harmful to the openness of the Green Belt.

6.0 CONCLUSION

6.1 The details of the scheme remain unchanged from that for which planning permission was granted in 1996. The requirements of the development plan in relation to this development have not changed since the plan was renewed in 1998 in a manner that would mean that this development is no longer acceptable. I am satisfied, therefore, that there has been no change in circumstances that would cause me to alter my opinion since that time and I consider that this proposal remains acceptable.

7.0 RECOMMENDATION

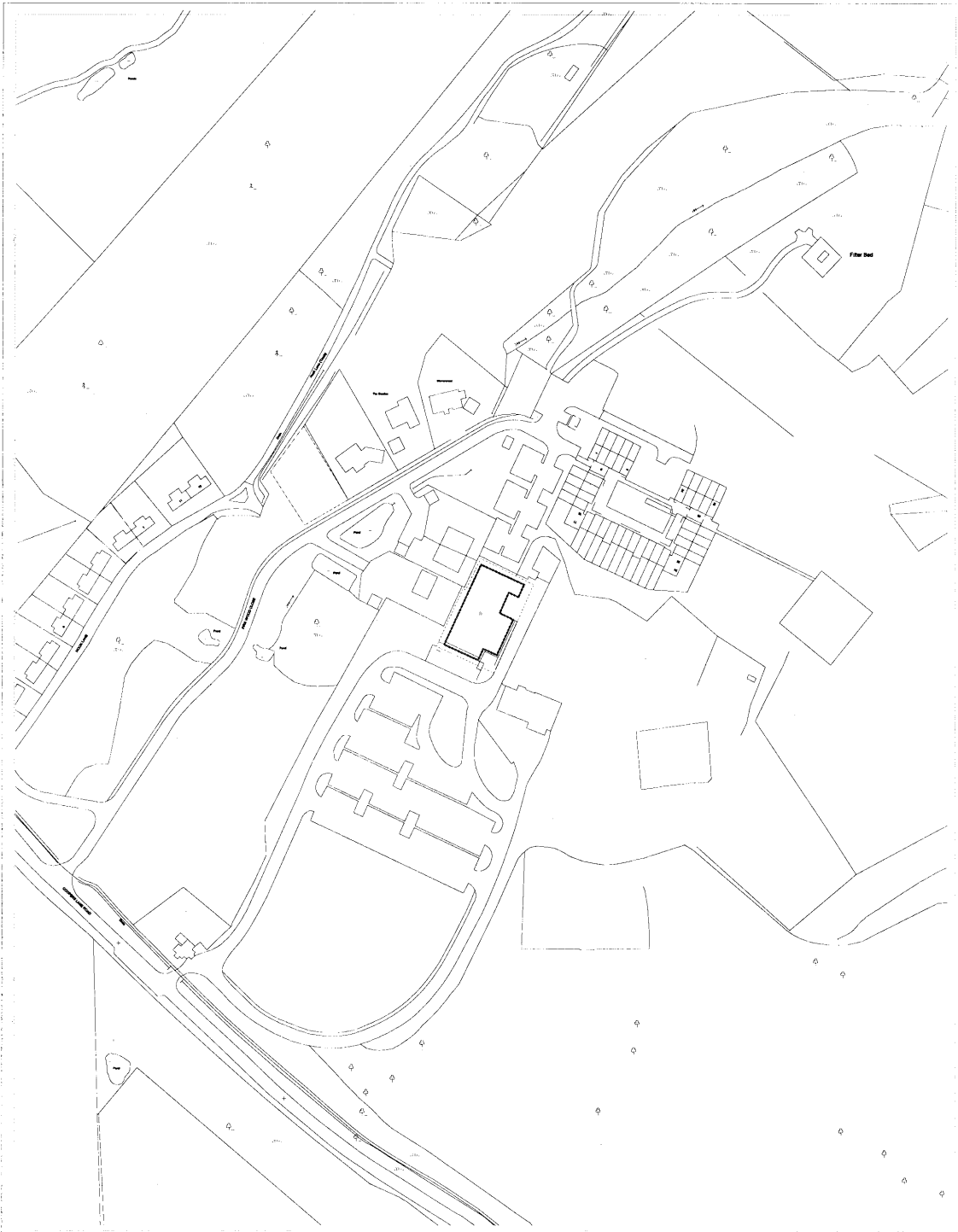
I recommend that planning permission be granted in respect of planning application reference no. S6/2001/1200/FP, subject to the following conditions;

1. SC01 Time Limit Full Permission
2. SC19 Materials – Details To Be Submitted

BACKGROUND PAPERS

Planning application files nos: S6/0503/96/FP
S6/2001/1202/FP

835/2/01/02



**WELWYN
HATFIELD
COUNCIL**

OSHWALL CENTRE

SCALE: 1:2500 DRAWN BY: MARGARET WALKER DATE: 2nd January 2002

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