

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b><u>S6/2007/204/FP</u></b>
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**NOTATION:**

The site is located within the former Hatfield Aerodrome site, defined as the District Centre on (Hatfield Aerodrome Inset 3) as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is a new retail unit which forms part of the overall mixed use redevelopment of the Hatfield District Centre.

**DESCRIPTION OF PROPOSAL:**

The proposal is for the installation of 1 automated teller machine (ATM) in the eastern elevation of Unit 4a, facing onto the car parking area. The ATM will be situated to the left of the entrance to the unit. The purpose of the ATM is to serve the needs of customers to Hatfield District Centre. The installation would add to the viability of the centre, and the night-time economy, in accordance with national policy objectives.

**PLANNING HISTORY:**

None relevant

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

**Hertfordshire Structure Plan Review 1991 – 2011:**

**Welwyn Hatfield District Plan 2005:**

GBSP2 – Towns and Specified Settlements

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:**

None required

**TOWN/PARISH COUNCIL COMMENTS:**

No comments received

**REPRESENTATIONS:** None

**DISCUSSION:**

The main issues are

- 1) **Whether or not the proposal is an appropriate design in the context of the Hatfield District Centre in accordance with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance;**
  - 2) **Impact of the proposal on the residential amenities of neighbouring properties;**
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- 1) The positioning of the ATM has strong regard to the design features of the building and consequently causes no harm to its appearance. It is not considered to detract from the setting of the building and is in no way detrimental to the character and appearance of the surrounding area. The ATM would maintain the appearance and fabric of the existing building.
  - 2) The residential amenities of neighbouring occupiers would not be jeopardised by the installation of an ATM.

**CONCLUSION:**

Therefore the proposed ATM satisfies the requirements of Policy D1, D2 & the Supplementary Design Guidance for the Welwyn Hatfield District Plan 2005.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1 - 3 Year Time Limit

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 GBSP2, D1 & D2), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. 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:** None

**DRAWING NUMBERS:**

Site Location Plan 478/17/1 & Drawing G2120 R U (20) 204A Revision A

Both stamp dated 8 February 2007

**Signature of author..... Date.....**