

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1264/LB
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NOTATION:

This site is located within the town of Hatfield as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located to the west of Comet Way and east of Mosquito Way. The site covers an area of approximately 2.5 hectares and is irregular shaped. It falls within the Employment Area 6, Hatfield Business Park.

Grade 2* listed in 1998, the site consist of the former Flight Test Hanger and Control Tower for the de Havilland Comet. The main Hangar was built in 1952-3 with the tower completed 1954. The Comet Hanger was the most sophisticated example of aluminium construction at the time and was also the world's largest permanent aluminium structure. The site also has significant historical connections with the aviation industry.

In December 2000 outline permission was granted for the entire aerodrome re-development. Following this, full planning permission and listed building consent were granted in June 2002 for alterations to the hangar to allow its use as a members club to provide a range of sports, leisure and social facilities together with associated car parking and landscaping. The site is currently in use as a Next Generation Club (sports, leisure and social facilities and associated offices).

DESCRIPTION OF PROPOSAL:

This application seeks listed building consent for the erection of a single storey glazed staff room extension to the east elevation.

The proposed extension would be set back approximately 20m from the north elevation of the hangar building on an area of land currently in use as an outdoor seating area enclosed by a close boarded fence approximately 2m in height. To the south of the proposed extension is an existing plant room and to the east is an existing outdoor plant area enclosed by a close boarded fence. North of the proposed extension is the entrance to the area of the hangar in use as offices.

The proposed extension would measure 9m length x 5.4m depth with a height of 3.3m. It is proposed to construct the entire east elevation from brick to match existing flank wall, the north elevation would be a fully glazed aluminium wall and the south elevation would be part brick part glazed. The roof would be pitched and fully glazed.

PLANNING HISTORY:

Relevant Planning History:

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) (G)

S6/2002/0097/LB - Demolition of Modern Annexe Building to the West of Listed Flight Test Hanger and Works of Alteration and Refurbishment to Retained Building (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

R25 Works to Listed Buildings

CONSULTATIONS

English Heritage – Do not wish to offer any comments

BEAMS – None

Hertfordshire County Council – None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice and press notice:

Notification expired 1 October 2007

No letters of representation were received

DISCUSSION:

1. R25 Works to Listed Buildings

The extension has been designed to blend with the style of the ancillary plant room buildings. Brickwork to match the existing is proposed for the east flank wall. The northern elevation of the extension is a fully glazed aluminum wall set back approximately 20m from the northern elevation of the hanger and therefore has minimal impact when viewed from the north. The eastern elevation where the extension is proposed is the least sensitive area of the site featuring existing plant and car parking. Public views to the eastern elevation are less prominent than other parts of the hanger.

The new works respect the character, appearance and setting of the building in terms of design, scale and materials. The architectural and historic features, which are important to the character and appearance of the building,

would be retained and the proposed scheme would not have a detrimental impact on the historic form and structural integrity of the building. Consequently, this complies with Policy R25 of the Welwyn Hatfield District Plan.

CONCLUSION:

The proposal accords with the provisions of Policy R25 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.2 Time Limit (LB)

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 R25, and Supplementary Design Guidance), 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:

0402-300 & 0402-301 & 0402-302 & 0402-303 0402-304 & 402-305

Date Stamped 21/08/2007

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