

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/578/FP
------------------------	-----------------------

NOTATION:

The site lies within the excluded settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site consists of a large modern building which is part of the University Campus. The building is located towards the east side of the site and a large car park is located to the south.

DESCRIPTION OF PROPOSAL:

The proposal is to refurbish the ground floor accommodation of this building as part of the universities re-organising ancillary office space.

The only external changes related to part of the ground floor walls, which are currently mainly blank, with the addition of new windows and perforated metal panels.

The application therefore only relates to these external changes to the appearance of the building at ground floor level.

PLANNING HISTORY:

S6/2009/1120/FP – Erection of reception building - Granted 28/07/09

S6/2007/1266/FP - Erection Of Small Wind Turbine (1.8m Diameter) And 2 Solar Panels On Roof – Granted

S6/2007/1238/AD – Installation of 2 illuminated Signs at De-Havilland Campus – no decision

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy
PPS1: Delivering sustainable development

East of England Plan 2008
SS1: Achieving Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
SD1: Sustainable Development
GBSP2: Towns and specified settlements
D1: Quality of design
D2: Character and context
D5: Design for movement
D7: Safety by Design
D9: Access and Design for people with disabilities
EMP 12 – University of Hertfordshire

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None.

Period expired 10/05/2010.

The main issues are:

- 1. Design Issues**
- 2. Amenity Issues**

1. Design Issues

Policies EMP13 and D1 are relevant.

The location of the proposed changes is limited only to the ground floor level. The proposed new façade would compliment the existing design of the building with its use of materials, and in some ways would be an improvement over the current blank walls.

The proposal therefore would have no significant visual impact on the surrounding area and would complement the design of the existing building on where it will be located and so complies with the design requirements of Policies EMP13 & D1

2. Amenity Issues

The proposed changes are of a sufficient distance from any other buildings to not have any impact on amenity.

CONCLUSION:

The proposal is considered to be in keeping with the character of the existing building and surrounding area. The proposal therefore complies with the above policies.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C.2.1 - Standard Time Limit
- 2. The approved development shall be implemented with the materials stated in the design and access statement for the construction of the external surfaces of the building hereby permitted. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

- 3. C.13.10 – Plans A(PL) 001 – A & A(PL) 400 – A & A(PL) 300 – A & A(PL) 301 - A received and dated 23 March 2010

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against national policy PPS1, East of England Plan 2008 SS1 and Development Plan policies SD1, GBSP2, D1, D2, D5, D7, D9 and EMP12 of the Welwyn Hatfield District Plan 2005, 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

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