

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

<b>APPLICATION No:</b>	<b>S6/2010/3099/LB</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The application site accommodates Hatfield Police Station. The main buildings within the site are Grade II Listed Buildings, which have an art deco design. There are modern additions to the rear of the listed buildings and forming an entrance canopy to the front. The site is well landscaped to the front of the plot and has an in keeping appearance with some of the other nearby plots within the business park.

**DESCRIPTION OF PROPOSAL:**

The proposed development would involve removal of the existing asphalt roof covering and replacing these areas with a modern layered flat roof covering. The proposal would only involve the flat roofed parapet areas of the Listed Building.

**PLANNING HISTORY:**

S6/2006/0442/FP – Refurbishment of existing listed buildings and erection of extension to create new police station and criminal justice centre, with associated car parking - Approved 27/07/2006.

S6/2006/0571/LB – Alterations to interior and exterior of buildings, demolition of staircase block to canteen building and external staircases and extensions of buildings to form new police station and criminal justice centre – Approved 27/07/2006.

S6/2008/0203/AD – Installation of 5 no. non illuminated and 2 no. internally illuminated fascia signs – Approved 05/03/2008.

S6/2008/0632/LB – Installation of two internally illuminated fascia signs and four totem signs and non illuminated wall sign – Approved 22/05/2008.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPS5: Planning and the Historic Environment

PPS9: Biodiversity and Geological Conservation

East of England Plan 2008

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

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  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **CONSULTATIONS**

### **HATFEILD TOWN COUNCIL COMMENTS**

No comment received.

### **REPRESENTATIONS**

None. Period expired 2 February 2011.

### **DISCUSSION:**

**The main issues are:**

- 1. The proposal's impact upon the character and setting of the listed building**
- 2. The proposal's impact upon the Historic Fabric of the listed building**
- 3. Other Material Planning Considerations**

1. The application site is relatively separate from the adjacent buildings and the surrounding public areas. The parapet roofs are to the main art deco buildings, which have a prominent design. These flat roofs add to the style and character of the listed buildings. The areas of flat roof are a significant depth below the top of the parapet wall and therefore the flat roofs are not visible from the surrounding areas.

The replacement roof covering would not be viewed from the surrounding area and would not appear prominent or out of place. The proposal would not affect the setting or appearance of the listed buildings.

As existing in the roofs are in a poor state of repair and are leaking. The leaks are affecting the staff and potentially could affect other areas of the building. To ensure that the Listed Buildings are maintained to an appropriate standard it is important that maintenance and repair work is carried out where necessary.

2. The proposal would be a replacement of an existing roof covering, which requires periodic repair/replacement. The main structure of the building would be retained intact and proposed roof covering would enclose the concrete roof. The historic fabric of the Listed Building would not be affected and a new roof covering is required to protect the building.

**East of England Plan 2008:** The application has been considered against policies in the East of England Plan, which at the time of this decision forms part of the development plan for the borough.

On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and
- He failed to consider the likely environmental effects of revoking Regional Strategies

Whilst the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill, the policies in the East of England Plan are currently re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision.

**Protected Species:** The presence of protected species is a material consideration, in accordance with PPS9 (Biodiversity and Geological Conservation), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: *"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions."* The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals, however the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

#### **CONCLUSION:**

The proposed development would not have an adverse impact upon the character and the setting of the Listed Building. The proposal would not adversely affect the historic fabric of Listed Building.

#### **RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.2: Standard Time Limit (Listed Buildings and Conservation Areas) – 3 Years
2. C.13.1: Development in accordance with approved plans/details 1:1250 & A010 Rev.B & A014 REV.B & A116 & A117 received and dated 23 December 2010.

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

##### Reason for Grant of Listed Building Consent:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5, PPS9, East of England Plan 2008 policies SS1, ENV6 and

development plan policies SD1, GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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.....**