

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2013/1327/AD</b>
<b>APPLICATION Site:</b>	<b>Building 6, Mosquito Way</b>

**NOTATION:**

The site is located within the town of Hatfield and as Employment Area as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the installation of two air handling units on roof with associated services and installation of two screens to enclosure for plant area.

**PLANNING HISTORY:**

Relevant planning history:

S6/2001/1462/DE – Erection of buildings to provide 81, 644 sq metres of accommodation for purposes within use class B1, with associated access, parking and landscaping. (Amendment to reserved matters approval S6/2001/0031/DE to incorporate additional reception area, enclosed pedestrian links and 18 additional car parking spaces (Granted 21/01/2002)

S6/2001/0031/DE – Erection of a building to provide 81,000sq m of accommodation for purposes within use class B1 with associated access, parking and landscaping (Granted 09/03/2001)

S6/1999/1064/OP – Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within Use Class B1, B2, B8 and Sui Generis use; housing; new university campus (Use Class D1 and D2) to include replacement De Havilland Sports and Social Club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use existing listed hanger; Aviation Heritage Centre, together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined. (Granted 29/12/2000 subject to a section 106 agreement) Since the outline permission was granted, a series of reserved matters applications have been submitted, and development on this site has been taken forward in a number of stages.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy Framework 2012

Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

Welwyn Hatfield District Plan 2005:  
GBSP2 Towns and Specified Settlements  
SD1 Sustainable Development  
R3 Energy Efficiency  
D1 Quality of Design  
D2 Character and Context

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

**CONSULTATIONS:** None

### **TOWN/PARISH COUNCIL COMMENTS**

Hatfield Town Council – No response (consultation expired 27/09/2013)

### **REPRESENTATIONS**

This application was advertised by site notice. No representations have been received

### **DISCUSSION**

The main issues are:

1. The impact of the proposal on the character and appearance of the area
2. The impact of the proposal on the residential amenity of neighbouring properties
3. Other material considerations

#### **1. The impact of the proposal on the character and appearance of the area**

The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history; reflect the identity of local surroundings and materials; are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG).

The application site is located within the Hatfield Business Park and comprises one of a group of six office buildings which are four storeys in height and similar appearance. Together the six buildings form a corner plot with Comet Way to the east, Hatfield Avenue to the north and Mosquito Way to the west. This application seeks full planning permission for the installation of two air handling units with associated services on the roof of Building 6. The proposed plant would be screened by metal cladding to match the adjacent plant enclosure. Although part of the screening would be visible from ground level, it would not appear unduly prominent in terms of its scale, design and materials. The design is simplistic and

functional and is considered to be in keeping with the scale and appearance of the application building and the character of the surrounding Business Park in accordance with Local Plan Policies D1 and D2 and the NPPF.

**2. The impact of the proposal on the residential amenity of neighbouring properties**

The application site is a sufficient distance from the nearest residential properties to avoid any impact on residential amenity. Taking into consideration the above, the proposal is considered to be in accordance with the design quality aims of saved Policy D1 of the Welwyn Hatfield District Plan 2005.

**3. Other material considerations**

**Protected Species:** The presence of protected species is a material consideration, in accordance with 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 and amended 2012 Regulations further.

**CONCLUSION:**

The proposals comply with the relevant national policies and guidance, policies within 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.2.1 – Time Limit
- 2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details 1425-00-LO-01 revision B & 1425-20-RF-01 revision D & 1425-50-RF-04 revision A & 1425-30-EL-01 revision G received and dated 19 August 2013
- 3. C.5.2 – Matching Materials

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

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

**INFORMATIVES:** None

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