

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2013/2108/FP

SITE ADDRESS: Pizza Express, Unit 65, Hatfield Galleria, Hatfield

DESCRIPTION OF DEVELOPMENT: Installation of plant machinery to roof

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application site is Unit 65, within the Hatfield Galleria building in Hatfield. The unit is occupied by Pizza Express restaurant.

The proposed works involve the installation of the following plant machinery to the roof of the building:

- Freezer condenser on existing flat roof (1109 x 478 x 649 mm)
- Deep chiller condenser on existing flat roof (831 x 343 x 655 mm)
- 3no. air conditioning condenser units (990 x 940 x 320 mm)

2. SITE DESIGNATION:

The site lies within Hatfield. It is excluded from the Green Belt in accordance with Policy GBSP1 as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

None relevant.

4. CONSULTATIONS:

No comments have been received from Welwyn Hatfield Borough Council's Environmental Health.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the town council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

a) impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

8. ANALYSIS:

a) The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes 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, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.

Policy D1 of the Welwyn Hatfield District Plan 2005 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The proposed plant machinery would be situated on the roof of the Galleria building where it is unlikely to be visible in the public realm. Notwithstanding this, it is considered that the utilitarian appearance would be in keeping with the general character of the roofscape of the building and as such, the proposal is considered to be acceptable in this respect.

9. CONCLUSION:

It is considered that the proposed works would adequately respect and relate to the existing building and the surrounding area and the Council's Environmental Health team have raised no objections to the proposal. As such, the proposed development is considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

10. CONDITIONS:

1. C.2.1 Time limit for commencement of development
2. C.13.1 The development/works shall not be started and completed other than in accordance with the approved plans and details: 1306/01 & 1306/02 received and dated 16 October 2013 and Site Plan at 1:2500 & 002/17439-

Rev A received and dated 11 December 2011 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

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 inspected at these offices).

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