

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

**APPLICATION No: S6/2014/0656/LUP**

**SITE ADDRESS: 5 Parkhouse Court, Hatfield, AL10 9RQ**

**DESCRIPTION OF DEVELOPMENT: Certificate of lawfulness for the proposed use under Class D1 as a veterinary surgery**

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**RECOMMENDATION:** Issue the certificate

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**1. SITE AND APPLICATION DESCRIPTION:**

The property was originally designated as unit 9 but is the fifth unit along a parade on the south-western side of a public square. The unit is situated on the west corner of Parkhouse Court (formally Comet Square). The unit forms part of the ground floor of a five storey residential apartment block. Unit 8 adjoining the application site to the east is currently a betting shop.

The application seeks a certificate of lawfulness for the proposed change in the use of the unit to a veterinary practice from the former use as a dentist's.

**2. SITE DESIGNATION:** The site lies within the Hatfield Aerodrome site as designated in the Welwyn Hatfield District Plan 2005.

**3. RELEVANT PLANNING HISTORY:**

S6/2003/1137/OP – Mixed use development of district centre comprising shops, food and drink uses, hotel, health centre, and day nursery, residential uses including affordable and key worker housing, bus interchange, servicing and car parking (outline) with full details of 200 flats, nursing home and associated accesses, car parking and landscaping - Approved 13/04/2005

S6/2005/0872/FP – Variation of condition 2 attached to outline planning permission S6/1999/1064/OP to allow an additional 5 years for submission of reserved matters - Approved 10/10/2005

S6/2007/0795/FP – Amendment to reserved matters S6/2005/675/DE (For mixed use development of district centre) to allow for the relocation/swap of Class A1 (shop) and Class A3 (restaurant, bars and cafes) uses within the scheme - Approved 09/07/2007

S6/2007/1906/AD – Installation of internally illuminated fascia sign and internally illuminated projecting sign - Approved 06/02/2008

S6/2007/1954/FP – Retention of new shop front - Approval 06/02/2008

**4. CONSULTATIONS:**

Not applicable.

**5. NEIGHBOUR REPRESENTATIONS:**

Not applicable.

**6. TOWN/PARISH COUNCIL REPRESENTATIONS**

Not applicable.

**7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:**

Not applicable.

**8. ANALYSIS:**

The property appears to have been used as a dentist from 2007 as an advertisement application has an approved drawing of the fascia as it now appears. The unit is now vacant but this appears to have been relatively recent change.

According to the Town and Country Planning (Use Classes) Order 1987 a D1 use includes any use (not including a residential use) for the provision of any medical or health services. The former dentist's would meet this definition. The veterinary practice would appear to meet this definition since a vet does provide medical or health services.

As a dentist and a vet's are in the same use class, the proposed change of occupier would not, technically, constitute a change of use.

**9. CONCLUSION:**

Issue the certificate.

**10. CONDITIONS:**

Not applicable.

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