

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2014/2642/DS

SITE ADDRESS: Ramada Jarvis Ramada Hatfield St Albans Road West Hatfield

DESCRIPTION OF DEVELOPMENT: Approval of details reserved by condition 3 (materials) of S6/2014/1895/FP

RECOMMENDATION:

1. SITE AND APPLICATION DESCRIPTION:

2. SITE DESIGNATION:

The site lies within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005. The site lies within the curtilage of a listed building of the Comet Hotel (1101036).

3. RELEVANT PLANNING HISTORY:

S6/1977/0353/ - First floor extension to dining accommodation W 08/09/1977

S6/1987/0465/FP - Erection of new conference room and covered walkway A(G) 03/07/1987

S6/1992/0233/FP - Alterations & extns inc. erection of new bedroom block to provide 51 bedrooms & 2 meeting rooms; single storey extn for laundry room; new entrance lobby & refurbishment; additional car parking facilities A(G) 06/08/1992

S6/1992/0252/LB - Alterations & extns inc. erection of new bedroom block to provide 51 bedrooms & two meeting rooms; single storey extn for laundry room; new entrance lobby & refurbishment; additional car parking facilities A(G) 06/08/1992

S6/1992/0730/LB - Erection of neon panel sign; non-illuminated lettering and refurbishment of existing lettering A(G) 11/01/1993

4. CONSULTATIONS:

No objections have been received in principle from Hertfordshire County Council, Transport, Programs and Strategy; Environment Agency; Welwyn Hatfield Borough Council Environmental Health; Welwyn Hatfield Borough Council Landscaping and Ecology; Hertfordshire Ecology; Hertfordshire Middlesex Wildlife Trust subject to conditions

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

XX representations have been received from the public which may be summarised as:

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

The Town/Parish Council has objected/commented with the following:

The Town/Parish Council confirmed: *“no comment”*

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Is appropriate development within the Green Belt or very special circumstances exist which outweigh the harm (Local Plan Policies XX, NPPF paragraphs XX)
- b)
- c)

8. ANALYSIS:

- a)
- b)
- c)

9. CONCLUSION:

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details xx received and dated xx
3. C.5.2 – Matching materials or C.5.1 – Samples of 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 inspected at these offices).

INFORMATIVES:

None

SUMMARY OF REASONS FOR REFUSAL:

The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

REFUSED DRAWING NUMBERS:

Site Location Plan XX received and dated XX

INFORMATIVES:

None

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