

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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WELWYN HATFIELD

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Kevin"/>	Surname:	<input type="text" value="Graham"/>		
Company name:	<input type="text" value="Comperacenter (UK) Ltd"/>						
Street address:	<input type="text" value="Hatfield Avenue"/>		Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	
	<input type="text"/>		Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="Hatfield"/>		Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>		Email address:	<input type="text"/>			
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="AL10 9TW"/>						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="John"/>	Surname:	<input type="text" value="Kemp"/>		
Company name:	<input type="text" value="London & City Contracts Ltd"/>						
Street address:	<input type="text" value="Unit 1"/>		Telephone number:	<input type="text"/>	<input type="text" value="020 8532 2299"/>	<input type="text"/>	
	<input type="text" value="Wanstead Golf Club"/>		Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="Overton Drive"/>		Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="Laytonstone"/>		Email address:	<input type="text" value="john@lccl.uk.com"/>			
Country:	<input type="text" value="London"/>						
Postcode:	<input type="text" value="E11 2LW"/>						

3. Description of the Proposal

Please describe the proposed development including any change of use:

First Floor extension approximately 200 sqm enclosing the existing paved terrace above the staff canteen. Plus adjacent raised cantilevered toilet block on steel frame to rear of building. The Existing building is 2-storey and separate from the offices and storage buildings on the site.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Computer Centre UK Ltd"/>		
Street address:	<input type="text" value="Hatfield Avenue"/>		
Town/City:	<input type="text" value="Hatfield"/>		
County:	<input type="text" value="Hertfordshire"/>		
Postcode:	<input type="text" value="AL10 9TW"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="521132"/>
Northing:	<input type="text" value="209853"/>

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="June"/>	Surname:	<input type="text" value="Padgin"/>
Reference:	<input type="text" value="Computacenter Hatfield Business Park AL10 9TW"/>				
Date (DD/MM/YYYY):	<input type="text" value="22/05/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Conclusion: it is the opinion that the proposal in their current form would be in accordance with policies of the Welwyn Hatfield district plan 2005 and would receive support at officer level subject to satisfactory design, cycle parking and services provisions.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Aluminum Roof sheets in blue finish with large bull-nose feature to front and rear

Description of *proposed* materials and finishes:

Aluminum Roof sheets in blue finish with large bull-nose feature to front and rear to match existing

Windows - description:

Description of *existing* materials and finishes:

Aluminum double glazed units in light grey

Description of *proposed* materials and finishes:

Aluminum double glazed units in light grey

Doors - description:

Description of *existing* materials and finishes:

Aluminum double glazed units in light grey

Description of *proposed* materials and finishes:

Aluminum double glazed units in light grey

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

LCCL-1508Ancil/E01. Existing Ground floor plan
LCCL-1508Ancil/E02. Existing First floor plan
LCCL-1508Ancil/E03. Existing Elevation plan
LCCL-1508Ancil/P01. Proposed Ground floor plan
LCCL-1508Ancil/P02. Proposed First floor plan
LCCL-1508Ancil/P03. Proposed Elevation plan
Scaled site map 1:2500
As Build Plans for existing building
Photos

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1109	1109	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	18	36	18
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Ground floor serves as a canteen facility for Computacenter staff and visitors working in adjacent office building with a capacity of 200 people. First floor is divided into various sized meeting and training rooms with a total capacity of 80 people.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

there shall be general builders waste i.e. old paving slabs, some cladding off cuts, plasterboard off cuts, carpet wastes etc, all shall be recycled where appropriate and the rest shall be placed in separate skips and disposed of in the correct manner by our appointed waste management company.

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

40,000

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The application proposal comprises a first floor extension of around 200sqm enclosing the existing paved terrace above the staff canteen. The existing building is 2-storey and separate from the offices and storage buildings on the site. It contains the staff restaurant at ground floor, which has a paved area outside adjacent to an ornamental pond. The first floor contains rooms of various sizes which are used for meetings, conferences and training. At the northern end there is an open terrace above the restaurant, which is paved and surrounded by a parapet wall.

The terrace would be enclosed to provide an auditorium for larger seminars and training sessions. There would also be a small cantilevered area to the rear of the building containing WC's to facilitate the new auditorium with the A/C from the original being extended to accommodate the proposed new area. The submitted drawings show the new auditorium being built on the terrace and finished in materials to match the existing building: lilac/blue painted render on the walls with grey, metal bull-nosed eaves to the roof. The windows would replicate the massing and style of existing windows in the front elevation of the building.

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date