

# Development Management

Welwyn Hatfield Borough Council

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**WELWYN  
HATFIELD**

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>		
Company name:	<input type="text" value="Fusion Hatfield Hotels Ltd"/>						
Street address:	<input type="text" value="C/O Agent"/>			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"/>			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"/>						
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="Miss"/>	First Name:	<input type="text" value="Catherine"/>	Surname:	<input type="text" value="Norris"/>		
Company name:	<input type="text" value="Alder King Planning Consultants"/>						
Street address:	<input type="text" value="Pembroke House"/>			Telephone number:	<input type="text"/>	<input type="text" value="0117 317 1091"/>	<input type="text"/>
	<input type="text" value="15 Pembroke Road"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Clifton"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Bristol"/>			Email address:	<input type="text" value="cnorris@alderking.com"/>		
Country:	<input type="text" value="Bristol, City of"/>						
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="BS8 3BA"/>						

### 3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Refurbishment and extension of the Grade II listed building (use class C1) including demolition of poor quality additions. Erection of a new high student accommodation (Sui Generis), landscaping and associated works.

Has the development or work(s) 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="Comet Hotel"/>		
Street address:	<input type="text" value="St Albans Road West"/>		
Town/City:	<input type="text" value="Hatfield"/>		
County:	<input type="text" value="Hertfordshire"/>		
Postcode:	<input type="text" value="AL10 9RH"/>		

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

Easting:	<input type="text" value="521268"/>
Northing:	<input type="text" value="208287"/>

#### 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"/>	First name:	<input type="text" value="June"/>	Surname:	<input type="text" value="Pagdin"/>
Reference:	<input type="text" value="Comet Hotel Hatfield"/>				
Date (DD/MM/YYYY):	<input type="text" value="01/04/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Extensive pre-application discussions underpinned by Planning Performance Agreement.

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

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

See site plan

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  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. Demolition

Does the proposal include total or partial demolition of a listed building?  Yes  No

Which of the following does the proposal involve?

- a) Total demolition of the listed building  Yes  No
- b) Demolition of a building within the curtilage of the listed building  Yes  No
- c) Demolition of a part of the listed building  Yes  No

Please describe the building or part of the building you are proposing to demolish:

Demolition of two storey extension to hotel, bar extension, infilling of rear courtyard and reception area. All modern (1990s) additions to the listed building.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Removal of buildings/additions that detract from the setting of the listed building and allowing the comprehensive redevelopment of the site

### 10. Listed building alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, will there be works to the interior of the building?  Yes  No

Will there be works to the exterior of the building?  Yes  No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

### 11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?  Don't know  Grade I  Grade II\*  Grade II

Is it an ecclesiastical building?  Don't know  Yes  No

### 12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?  Yes  No

### 13. 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	163	128	-35
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	60	60
Other (e.g. Bus)	0	0	0
Short description of Other			

### 14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

#### External walls - add description

Description of *existing* materials and finishes:

Brick and panels

Description of *proposed* materials and finishes:

Student: Brickwork, engineered timber cladding, terracotta fins.  
Hotel: Reflective glazed curtain walling, façade cladding panels.

## 14. Materials (continued)

### Roof covering- add description

Description of *existing* materials and finishes:

Asphalt/felt

Description of *proposed* materials and finishes:

See roof plan

### Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

### Windows - add description

Description of *existing* materials and finishes:

Metal/timber

Description of *proposed* materials and finishes:

Powder coated aluminium frames - dark grey

### External doors - add description

Description of *existing* materials and finishes:

Metal/timber

Description of *proposed* materials and finishes:

Glazed doors in powder coated aluminium frames - dark grey

### Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

See plans

### Internal walls - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

See plans

### Floors - add description

Description of *existing* materials and finishes:

Tile concrete

Description of *proposed* materials and finishes:

See plans

### Internal doors - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

See plans

### Rainwater goods - add description

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

Powder coated aluminium - dark grey.

### Boundary treatments - add description

Description of *existing* materials and finishes:

Grass verge, trees, fence and hedge

Description of *proposed* materials and finishes:

Low hedgerow, trees and fencing

### Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmacadam

Description of *proposed* materials and finishes:

See landscaping plans

### Lighting - add description

Description of *existing* materials and finishes:

Lighting columns

Description of *proposed* materials and finishes:

See plans

## 14. Materials (continued)

### Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

Yes  No

If Yes, please state plan(s)/drawing(s) references:

Existing and proposed floor plans, elevations and landscaping plans.

## 15. 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):

Utilities plans

## 16. 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

## 17. 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

## 18. Existing Use

Please describe the current use of the site:

Hotel

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

## 19. 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'.

## 20. Trade Effluent

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

## 21. Residential Units

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

## 22. All Types of Development: Non-residential Floorspace

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	2636.0
C2	Residential institutions	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	9586.0
	Total	0.0	0.0	12,222

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	119	90	-29

## 23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	42
Proposed employees	0	0	50

## 24. 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	
C1	00:00:00	23:49:00	00:00:00	23:49:00	00:00:00	23:49:00	<input type="checkbox"/>

## 25. Site Area

What is the site area?

01.56

hectares

## 26. 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:

n/a

Is the proposal for a waste management development?

Yes  No

## 27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 28. 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

## 29. Certificates (Certificate A)

**Certificate Of Ownership - Certificate A**  
**Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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 or building 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

## 30. 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