

Development Management

Welwyn Hatfield Borough Council

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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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Three new links between two parts of the existing building are to be construction within an existing light well. The first link will form a new entrance into the building and ground floor, with a first floor link above. The other two links are single storey. The existing curtain walling to the NW elevation of the extension built in 2014, is to have minor changes to incorporate a new fire escape door. Some internal areas, which were granted permission in the original planning approval (S6/2013/1232/MA (approved 19/09/2013)), are to be constructed at the same time as the above.

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

6. Existing Use

Please describe the current use of the site

The site is currently used as an external hard standing area, within the existing light well between 2 part of the building.

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

7. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Render finish, aluminium profiled cladding and ceramic wall cladding
Description of proposed materials and finishes:	Render finish and aluminium profiled cladding to match existing

Roof	
Description of existing materials and finishes (optional):	Single ply membrane and profiled metal roofing
Description of proposed materials and finishes:	Profiled metal roofing to match existing

Windows	
Description of existing materials and finishes (optional):	Curtain wall glazing, with look-a-like spandrel panels
Description of proposed materials and finishes:	Curtain wall glazing, with look-a-like spandrel panels to match existing

Doors	
Description of existing materials and finishes (optional):	Glazed doors integrated into the curtain walling & powder coated metal doors
Description of proposed materials and finishes:	Glazed doors integrated into the curtain walling & powder coated metal doors to match the existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

60624540-ACM-EI-ZZ-DR-A-00010 Rev P0 - Location Plan
60624540-ACM-EI-ZZ-DR-A-00011 Rev P0 - Site Plan - Existing
60624540-ACM-EI-ZZ-DR-A-00012 Rev P0 - Site Plan - Proposed
60624540-ACM-EI-GF-DR-A-01100 Rev P1 - Existing Ground Floor Plan
60624540-ACM-EI-M-DR-A-01101 Rev P1 - Existing Walk on Ceiling Floor Plan
60624540-ACM-EI-01-DR-A-01102 Rev P1 - Existing First Floor Plan
60624540-ACM-EI-GF-DR-A-01310 Rev P0 - Proposed Ground Floor GA Plan
60624540-ACM-EI-M-DR-A-01311 Rev P0 - Proposed Walk on Ceiling GA Plan
60624540-ACM-EI-01-DR-A-01312 Rev P0 - Proposed First Floor GA Plan
60624540-ACM-EI-ZZ-DR-A-03100 Rev P1 - Existing Elevations 1
60624540-ACM-EI-ZZ-DR-A-03101 Rev P1 - Existing Elevations 2
60624540-ACM-EI-ZZ-DR-A-03310 Rev P0 - Proposed Elevations 1
60624540-ACM-EI-ZZ-DR-A-03311 Rev P0 - Proposed Elevations 2
EML-AEC-ZZZ-000-DR-CE-01001-Below Slab Drainage Strategy
60624540 - Eisai Design and Access Statement

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

- Is a new or altered vehicular 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

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

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	518	518	0
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	16	16	0

10. 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'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a 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

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

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. Please state the plan(s)/drawing(s) references.

EML-AEC-ZZZ-000-DR-CE-01001-Below Slab Drainage Strategy

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

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

- Yes No

If Yes, please provide details:

An existing strategy is in place for the wider campus. The new link extensions will not create any additional waste requirements, therefore the existing recycling waste collection strategy will be retained.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Yes No

Please add details of the use classes and floorspace:

Use Class	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)
B1 (a) - Office (other than A2)	2900	0	2975	75
Total	2900	0	2975	75

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (a) - Office (other than A2)	Start Time: 06:00 End Time: 20:00	Start Time: End Time:	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

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 packaging lines will include blister packaging equipment

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. 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?

22. Site Visit

- The agent
 The applicant
 Other person

23. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Email correspondence with Mr Gabriel regarding the requirement of the new floor space (and looking at the previously approved, but not constructed area); parking requirements and reports required to accompany the application.

Extract from the email received below:

In my opinion, the fee for the new application would be based upon the new floor space to be created.

I think it is justifiable not to require new parking spaces based upon your description of the proposal and the information provided.

I do not think a Flood Risk Assessment would be necessary for the new application based upon my understanding that the development would not be increasing the amount of hard surfaced area on the site.

I think a simple Design and Access Statement would be useful to explain the proposed development and the issues that have been covered in your e mails.

A traffic study would appear to be unnecessary given the minor increase in floor space and that it would be predominantly for corridors and not useable office floor space.

I do not think an ecological study would be required for the proposal either given the limited nature of the proposal.

I cannot think of any other reports that would be required to accompany an application for the development on the site.

I would advise that this is my informal opinion based upon the information provided.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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* 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**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the

25. Ownership Certificates and Agricultural Land Declaration

land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)