

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class O

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

2. Applicant Details

Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text" value="C/O agent"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Charlie"/>
Surname	<input type="text" value="van Oppen"/>
Company name	<input type="text" value="Collective Planning"/>
Address line 1	<input type="text" value="1 Long Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="SE1 4PG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

Yes No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

Yes No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

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What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

45

Please provide details of any transport and highways impacts and how these will be mitigated:

The proposed change of use will retain the existing no.43 parking spaces at the ground floor level for future residents, as well as provide no.45 cycle parking spaces. This will meet the transport needs of the future occupiers. Therefore, the proposal will not result in any negative transport and highways impacts.

It was considered that the proposed change of use would not result in adverse transport and highways impacts. The Highway Authority has been consistent with this conclusion and has not raised objections to the proposals ref. 6/2018/3052/PN11 and 6/2020/0447/PN11. The subject proposal is similar in terms of the number of flats proposed and thus, the number of vehicular trips. As such, the proposed development will not result in transport and highway impacts and will satisfy paragraph O.2(1)(a) of Class O of Part 3 of Schedule 2 of the GPDO (amendment) 2016.

Please provide details of any contamination risks and how these will be mitigated:

The proposed change of use does not include any groundworks, it is therefore considered that there will be no detrimental contamination impacts. The Environmental Health Officer for the previous application ref. 6/2020/0447/PN11 raised no concerns over contaminated land. As the proposed development is similar to ref. 6/2020/0447/PN11, it is considered that there will not be any contamination risks on the site. The proposal therefore meets the criterion set out in paragraph O.2(1)(b) of Class O of Part 3 of Schedule 2 of the GPDO (amendment) 2016.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The proposed development site is located within Flood Zone 1 and has a low risk of flooding. No objections were raised regarding flood risk in the previous prior approval applications (ref. 6/2020/0447/PN11, 6/2018/3052/PN11, S6/2015/1119/OR). The proposed change of use is therefore in compliance with the legislation set out in Class O of the GPDO (amendment) 2016.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

Please refer to the KR Associates Noise Impact Assessment and the KP Acoustics technical note that have been submitted in support of this application.

6. Declaration

I/we hereby apply for prior approval 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)

28/05/2020