



Unit 9b, The High Cross Centre,  
Fountayne Rd, London N15 4BE  
T: 020 8802 3480 D: 020 3846 6745  
E: [info@samplanning.co.uk](mailto:info@samplanning.co.uk)

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## **Design & Access Statement Statement**

**Date:** 27/06/2022

**Site Address:** 12 Harpsfield Broadway, Hatfield, Hertfordshire AL10 9TF

**Planning application reference number:** 6/2022/1444/FUL

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**Introduction:**

The Design and Access Statement has been prepared in support of a planning application for ground mansard roof extension.

SAM Planning is the acting agent on behalf of the owner of the site.



### **Relevant Planning History:**

**6/2020/1660/FULL** Erection of part four, part single storey rear extension and erection of a mansard roof extension to facilitate the creation of six new residential dwellings formed of 2 x studio and 4 x 2b4p units. Ground floor to be changed from a A3 restaurant to a A4 drink establishment, three vehicle parking spaces and cycle and refuse storage internally

**Refused**

**6/2020/1177/FULL** Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).

**Refused**

**6/2018/3182/FULL** Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sq.m of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage

**Refused**

**6/2018/0233/PN11** Prior approval for the change of use from office (B1) (a) to dwellinghouse to include the creation of 4 dwellings

**Prior Approval Required and Granted**

**6/2017/2288/FULL** Change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.

**Withdrawn**

**6/2017/0746/PN11** Prior approval for the change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.

**Prior Approval Required and Refused**

**S6/2013/1563/FP** Erection of shisha smoking shelter

**Granted**

**S6/2004/0221/FP** CHANGE OF USE FROM SUI GENERIS, CAR RENTAL TO CLASS A3 (FOOD AND DRINK)

**Granted**

**The Site and Its Surroundings:**

The application site is 12 Harpsfield Broadway which is a ground-floor restaurant and bar located towards the end of a parade of shops (with residential accommodation/ storage space above) facing east onto Harpsfield Broadway. The restaurant occupies a corner plot between Harpsfield Broadway and Jetliner Way. The adjacent premises to the south of an estate agent and to the north is a smaller, single storey unit, set back from the main row of shops, which is also an estate agent.

Harpsfield Broadway runs parallel to Comet Way, on the opposite side of the road from The Galleria complex and car-park. Immediately to the rear (west) of the application site is a bus interchange and hotel. Further to the west are modern blocks of flats.

The application site lies within the town of Hatfield as designated within GBSP2 of the Welwyn Hatfield District Plan. The site is located within close proximity of a number of shops, and restaurants, and a bus station. In addition, The Galleria shopping centre, Hatfield Town Centre, Hatfield Business Park and the University of Hertfordshire are all within walking distance of the site with the result that it is within close proximity to a wide range of services and facilities.

**Principle of Development:**

The principle of the development is to provide new homes in a sustainable manner by developing the existing plot.

The development would not conflict with criteria i-iv of Policy H2 or Policy SADM1 of the Emerging Local Plan and could be acceptable in principle subject to its impact upon the existing environment.

With regards to the proposed change of use of the ground of the building from a restaurant (A3) to a bar (A4). As changes within the Use Class Order 1987 (as amended), which came into effect on the 1st September 2020, mean that these two uses now fall within Class E of this Order it is not considered that this change constitutes development.

We have also commissioned air quality report, noise impact assessment and Air quality report which have all returned favourably toward the proposed development.

### **Relevant Policy**

Welwyn Hatfield District Plan 2005 (Local Plan):  
SD1 (Sustainable Development)  
GBSP2 (Towns and Specified Settlements)  
H2 (Location of Windfall Residential Development)  
D1 (Design)  
D2 (Character and Context)  
D8 (Landscaping)  
M14 (Parking Standards for New Development)

### **London Plan 2021**

GG4 Delivering the Homes Londoners Need  
D1 London's form, character and capacity for growth  
D3 Optimising site capacity through the design-led approach  
D4 Delivering good design  
D6 Housing quality and standards  
G5 Urban greening  
G6 Biodiversity and access to nature  
HC1 Heritage conservation and growth  
SI4 Managing heat risk  
SI12 Flood risk management  
SI13 Sustainable drainage

### **Others:**

Supplementary Design Guidance, February 2005  
Supplementary Planning Guidance, Parking Standards, January 2004  
Interim Policy for Car Parking Standards and Garage Sizes, November 2014

### **Impact on Amenity:**

With regards to policy DM2 'Development and Amenity' it is seen that there will be minimal impacts on neighbouring residential amenity given the minor nature of the building works proposed.

### **Conclusion:**

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.