

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2016/1007/FULL  
**Location:** KFC, Comet Way, Hatfield, AL10 9TF  
**Proposal:** Installation of new bollards and external benches  
**Officer:** Mr S Dicocco

**Recommendation:** Granted

<b>Context</b>			
<b>Application description</b>	Alterations to external appearance to include the installation of new bollards and external benches		
<b>Constraints (as defined within WHDP 2005)</b>	LBC - LISTED BUILDING Staff mess offices 1934 by Geoffrey Monro for LBC - LISTED BUILDING Gatehouse to aeroplane makers.1934 by Geoffrey PAR - PARISH (HATFIELD) Ward6 - Hatfield Villages		
<b>Relevant planning history</b>	Application Number: 6/2004/1851/FP      Decision: Granted Decision Date: 23/09/2005 Proposal: Alterations to building and change of use to fast food restaurant and drive-thru		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 14 June 2016 Site Notice Expiry Date: 5 July 2016 Press Advert Display Date: 15 June 2016 Press Advert Expiry Date: 29 June 2016		
<b>Summary of neighbour responses</b>	Welwyn Hatfield Access Group – Raised a number of queries directly with the applicant’s agent and forwarded a copy of their letter to the Council. The letter did not state any objection to the proposal.		
<b>Town / Parish representations</b>	<i>“Members are concerned that work has already commenced prior to Listed Building consent being granted”</i>		
<b>Consultees and responses</b>	Hertfordshire Transport Programmes & Strategy – No objection Welwyn Hatfield Borough Council’s Conservation officer – Comments		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others Supplementary Design Guidance			
<b>Main Issues</b>			

<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment</b> (if applicable): Following officer negotiation in regards to the Listed Building application submitted parallel to this full planning application, the majority of the works proposed do not require planning permission. This application is for the installation of bollards and benches within the site only. The majority of the works have already taken place, with the benches being in situ at the time of a site visit in August 2016. The colour of the benches is in line with the advertisement and window frames. Accordingly, it is considered that the proposed benches and bollards, subject to a condition specifying the colour and ensuring that colour is maintained in perpetuity, the proposed additions within the site would not harm the significance of the listed buildings.	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment</b> (if applicable): There are no officer concerns in this regard. The benches and bollards would not have an undue impact on the character of the area by virtue of the subordinate size and innocuous positioning within the curtilage of a building used as a fast food restaurant and take away.	
<b>Would the development reflect the character of the dwelling?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable): There are no nearby adjoining premises in a noise sensitive use which would be adversely affected by the provision of an outdoor seating area.	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
<b>Any other issues</b>	
<b>Conclusion</b>	
The works to install outdoor benches and bollards within the curtilage of the listed building would not harm the significance of the listed building, the character of the area or impinge upon the living conditions of the occupiers of adjoining premises. Accordingly, subject to the suggested planning conditions, the proposal is considered to be in accordance with the National Planning Policy Framework 2012, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance Statement of Council Policy 2005.	

**Conditions:**

1. The benches and bollards hereby approved must match be painted in a colour equivalent to RAL9006 (dark timber effect) or equivalent and be retained in this colour thereafter.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and to preserve the significance of the Listed Building in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

## DRAWING NUMBERS

- The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
2542/G120		Existing Site Plan	23 May 2016
2542/G210		Existing Plans and Elevations	23 May 2016
2542/G211	B	Proposed Plans and Elevations	4 August 2016
2542/G121	E	Proposed Site Plan	4 August 2016
2542/G012	A	Site Location and Block plan	2 June 2016
Broxap		Bollard Specification	4 May 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

### 1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

#### **Determined By:**

Mr C Carter  
19 May 2017