

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/1098/LB
Location: KFC, Comet Way, Hatfield, AL10 9TF
Proposal: Re-painting drive-thru frame
Officer: Mr M Peacock

Recommendation: Granted

6/2016/1098/LB

Context			
Application description	Re-painting drive-thru frame		
Constraints (as defined within WHDP 2005)	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		
Relevant planning history	<p>Application Number: 6/2016/1008/ADV Decision: Pending Decision Date: Pending Proposal: Installation of 7no non-illuminated and 3no illuminated signs</p> <p>Application Number: 6/2016/1007/FULL Decision: Pending Decision Date: Pending Proposal: Alterations to external appearance to include, replacement entrance door and installation of new bollards and signage</p> <p>Application Number: 6/2016/1130/AD Decision: Granted Decision Date: 16/10/2006 Proposal: Erection and display of 4m high internally illuminated pylon sign, display of miscellaneous internally illuminated signs, including menu - board and directional signs.</p> <p>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</p> <p>Application Number: 6/204/1852/LB Decision: Granted Decision Date: 22/09/2005 Proposal: Internal and external alterations, including partial demolition</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 14 June 2016		

	<p>Site Notice Expiry Date: 5 July 2016 Press Advert Display Date: 15 June 2016 Press Advert Expiry Date: 29 June 2016</p>
Summary of neighbour responses	None
Town / Parish representations	<i>"Members are concerned that work has already commenced prior to Listed Building consent being granted"</i>
Consultees and responses	Welwyn Hatfield Borough Council's Conservation officer: The drive-thru frame would be sprayed an unacceptable red. On the building they must be the same green or if they must have a contrast, the grey RAL7022 they are using elsewhere.
Relevant Policies	
NPPF Others	
Main Issues	
Impact on the character and setting of the listed building and adjoining listed buildings	<p>Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have <i>"special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"</i>. The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the National Planning Policy Framework (March, 2012) states, <i>'In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> • <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> • <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> • <i>The desirability of new development making a positive contribution to local character and distinctiveness'</i> <p>Paragraph 132 of the Framework outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight' should be given to the asset's conservation and the more important the asset the greater the weight it should be given. Paragraph 133 states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial Paragraph 134 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>The application concerns a 1930's, Grade II Listed Building that historically formed part of the former British Aerospace site. It is located on Comet Way and sits with two other Grade II properties, these being the Hertfordshire Constabulary Police station and a Gatehouse.</p> <p>The works proposed are of a minor nature. The submitted drawings show that the building is to be redecorated externally using the same palette of colours as existing. These works are considered to be like for like repairs which do</p>

	<p>not need listed building consent (although the only way to clarify is through a Certificate of Lawful). The only change to the appearance of the building is to the drive-thru window frame, which would be finished in RAL 3001 (red). This is considered acceptable as the drive-thru is a modern addition situated on the side elevation of the building which is less prominent. The proposed colour would also match existing signage on the building.</p> <p>The proposals are sympathetic to the character and appearance of the building. The external decorations ensure the building remains preserved and maintained. It is considered that the architectural and historic features which are important to the character and appearance of the listed building and the adjacent listed building would be retained.</p>
Design (form, size, scale, siting) and Character (appearance within the streetscene)	Taking into account the considerations above and the relatively minor nature of the proposal, no objection is raised in regard to the design or impact on the character of the area.
Any other considerations	None
Conclusion	
The architectural and historic features which are important to the character and appearance of the listed building and the adjacent listed building would be retained. Subject to the suggested planning conditions, the proposal is considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).	

Conditions:

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

2542/G012 Rev A & 2542/G120 & 2542/G210 received and dated 02 June 2016 & 2542/G121 Rev E & 2542/G211 Rev B received and dated 04 August 2016.

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 A Mangham
9 August 2016