

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/1866/FULL  
**Location:** 6A Parkhouse Court, Hatfield, AL10 9RQ  
**Proposal:** Installation of two refrigerator condensing units  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/1866/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>6 Parkhouse Court is a retail unit on the ground floor of this recently constructed, 5-storey development of a neighbourhood shopping centre with residential flats above. The retail unit fronts the pedestrian path through to Mosquito Way. The rear of the unit opens onto a secluded access area behind the development, which is accessed through the car park on Parkhouse Court.</p> <p>There are several ventilation/servicing units attached to the rear walls of other retail units around the service yard. The balconies of flats on the first floor (and above) look south over the service yard.</p> <p><u>Proposed development</u></p> <p>Full planning permission is sought for two refrigeration units to be installed in the rear external wall of Unit No 6a:</p> <ul style="list-style-type: none"> <li>• positioned adjacent to the rear service door of the unit</li> <li>• approximately 1m high x 1m wide and 0.4m deep</li> <li>• Arnec Panama 75/202 units</li> <li>• Coloured white</li> <li>• fixed on the ground with anti-vibration mounts.</li> </ul>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD)</p> <p>Ward6 - Hatfield Villages</p> <p>AAPS - S6/0570/84</p> <p>AAPS - S6/0907/87/FP</p>
<b>Relevant planning history</b>	<p>S6/2003/1137/OP - Mixed use development of district centre comprising shops, food and drink uses, hotel, health centre, and day nursery, residential uses including, affordable and key worker housing, bus interchange, servicing and car parking (outline) with full details of 200 flats, nursing home and associated accesses, car parking and landscaping. Granted.</p> <p>S6/2005/0675/DE - Reserved matters application following outline permission</p>

	S6/2003/1137/OP. Granted. S6/2005/0872/FP – Vary condition 2 (Time Limit) on S6/2003/1137/OP. Granted.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support:	Object:	Other:
<b>Publicity</b>	Site Notice Display Date: 10 November 2016 Site Notice Expiry Date: 1 December 2016		
<b>Summary of neighbour responses</b>	None received		
<b>Town / Parish representations</b>	Hatfield Town Council – no response.		
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Councillor Lynne Sparks – no response</li> <li>2. Councillor Howard Morgan– no response</li> <li>3. Councillor Duncan Bell– no response</li> <li>4. Environmental Health – no objection- Pre-application discussions took place. Noise level of 34dB at 10m. Taking into account distance, existing level of noise from other fans and shielding from balconies, the units are unlikely to cause an issue of noise to nearby residential properties above.</li> <li>5. Hertfordshire Fire and Rescue Service – no objection.</li> </ol>		
<b>Relevant Policies</b>			
<input type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2  Others <input checked="" type="checkbox"/> R19 (Noise) Supplementary Design Guidance 2005			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 (WHDP) require new developments to be of high quality design and to respect, relate to and maintain the character of the area.</p> <p>The location is in a secluded service yard at the rear of the shopping parade, set away from nearby car parking areas behind a brick power house building. However, despite its seclusion it has residential flats above which have south facing balconies that look out over the service yard and power house building.</p> <p>The units would be positioned up against the wall below the balconies so that they would not be easily visible. The submitted details of the units (in the photograph of the proposed units) illustrates that they would appear neat in terms of size and appearance and would not be obtrusive in the setting or in the wider street-scape.</p> <p>Given the above, the proposal is considered to be in accordance with Policies D1 and D2 of the WHDP and the SDG.</p>		
<b>Impact on neighbours</b>	<p>Policy R19 of the Welwyn Hatfield District Plan 2005 (WHDP) identifies that the Council will take into account possible future increase in noise levels when considering proposals for development. Proposals will be refused if they are likely to generate unacceptable noise or vibration for other land uses.</p> <p>However, planning permission will be granted where appropriate conditions may be imposed to ensure that adequate noise and vibration protection can be</p>		

	<p>introduced or the levels emitted can be controlled.</p> <p>Proposals also need to be in accordance with Policy D1 of the WHDP, which requires a high standard of design in accordance with the Supplementary Design Guidance 2005 (SDG).</p> <p>The SDG (Section 3) expects noisy developments to be situated where the impact of the noise/vibration can be minimised. The Council will also expect adequate amelioration measures to be put in place.</p> <p>The application property is a shop unit with noise sensitive residential uses in the flats above. However, the rear wall of the parade, in the service yard, where the two refrigeration units would be positioned already has several ventilation units positioned on it. These units generate a certain amount of background noise.</p> <p>Use has changed from a dry cleaners' shop (A1) to an oriental food shop (also A1).</p> <p>The applicants had discussions with the Environmental Health Department prior to submitting this application. The Environmental Health Department have commented that provided the specified units are used and are fixed to the ground with anti-vibration mounts in the positions indicated on the plans, the proposed units would be unlikely to create a level of noise that would cause a nuisance to the nearby residential properties.</p> <p>Subject to conditions requiring installation in accordance with the submitted details the proposed development would be in accordance with Policy R19 of the WHDP and the SDG.</p>
<b>Access, car parking and highway considerations</b>	N/A
<b>Landscaping Issues</b>	N/A
<b>Any other considerations</b>	Fire and Rescue had no objections.
<b>Conclusion</b>	
<p>The proposal has been considered in relation to the design and impact on neighbouring occupiers. Subject to conditions requiring installation in accordance with the submitted details, the proposal is considered to be acceptable in terms of Policies D1, D2 and R19 of the WHDP2005 and the SDG 2005.</p>	

**Conditions:**

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

Site Location Plan III & Block Plan II & Existing Elevation 002-02 & Proposed Elevations 002-03 & Photograph of proposed vent units type MLZ015 received 26th October 2016.

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

**Determined By:**

Mr A Mangham  
19 December 2016