

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

DELEGATED APPLICATION

Application No: 6/2016/2251/MAJ
Location: Beales Hotel Comet Way Hatfield AL10 9NG
Proposal: Erection of second floor extension to existing hotel, including a further 19 bedrooms and gymnasium (renewal of S6/2013/2174/MA)
Officer: Mrs J Pagdin

Recommendation: Granted

6/2016/2251/MAJ

Context	
Site and Application description	<p>The site is located on the north west side of Comet Way, opposite the Galleria. It comprises the Beales Hotel (53 bedrooms) with associated car parking and landscaping.</p> <p>The site is within Hatfield Town and outside the Hatfield Aerodrome Inset as designated in the Welwyn Hatfield District Plan 2005.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for an extension to the hotel that was previously approved (S6/2013/2174/MA) but was unimplemented and will soon expire. The proposal is as previously approved:</p> <ul style="list-style-type: none"> • Total increase of 726sqm floorspace • increase number of bedrooms in the hotel by 19 on a new second floor • provide a gymnasium at second floor level (approximately 40sqm • materials include frosted glass and cedar cladding finishes to the south elevation and screen cladding on the north elevation. • The roof would be flat as on the existing building.
Constraints (as defined within WHDP 2005)	<p>EMPL - (:)</p> <p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Central</p> <p>Wards - Hatfield Villages</p> <p>A4D - Article 4 HMO Direction (n/a)</p> <p>CP - NULL</p> <p>FM00 - 70631.0</p> <p>FM00 - 7593137.0</p> <p>HAT - Hatfield Aerodrome – application site is outside the Aerodrome</p>

	TPO - TPO301 T1		
Relevant planning history	<p>S6/2013/2174/MA - Erection of 2nd floor extension to existing hotel, including a further 19 bedrooms and gymnasium. Granted 17.1.2014. Unimplemented.</p> <p>S6/2010/2070/S73B – Variation of Condition 1 (time extension) to planning permission S6/2007/1492/MA for the erection of 2nd floor extension to existing hotel, including a further 19 bedrooms and gymnasium. Granted 11.11.2010.</p> <p>S6/2007/1492/MA - Erection of 2nd floor extension to existing hotel, including a further 19 bedrooms and gymnasium. Granted 18.12.2007. Unimplemented.</p> <p>S6/2007/0236/FP - Erection of second floor extension to existing hotel including a further 16 bedrooms and gymnasium. Granted 10.4.2007.</p>		
Consultations			
Neighbour representations	Support:	Object: 1	Other:
Publicity	<p>Site Notice Display Date: 22 November 2016</p> <p>Site Notice Expiry Date: 13 December 2016</p> <p>Press Advert Display Date: 23 November 2016</p> <p>Press Advert Expiry Date: 7 December 2016</p>		
Summary of neighbour responses	<p>One letter was received from a flat in Parkhouse Court. The comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Obscure glazing requested for the rooms that face Parkhouse Court as balconies and bedrooms face directly and would be overlooked and suffer from loss of privacy. 		
Town / Parish representations	Hatfield Town Council did not respond		
Consultees and responses	<ol style="list-style-type: none"> 1. Lead Local Flood Authority – No objection. 2. Councillor Lynne Sparks – no response 3. Councillor Howard Morgan – no response 4. Historic Environment Advisor - no response 5. Councillor Duncan Bell – no response 6. Environment Agency – no response 7. Thames Water – no objection to proposal with regard to sewerage infrastructure capacity. Advises any new connections to discharge surface water into public sewers require TW approval. 8. Community Partnerships Manager – no response 9. Landscapes Department – no response 11. Client Services – no response 12. Herts Fire and Rescue Service – No objection - access for fire appliances appears to be adequate. 13. Hertfordshire Transport Programmes & Strategy – no objection but notes that the parking provisions would not increase with the number of bedrooms on site. 		

Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others:	
CLT6 (Hotels) Supplementary Design Guidance 2005 Supplementary Planning Guidance, Parking Standards, 2004 Interim Policy on Car Parking and Garage Sizes 2014.	
Main Issues	
Principle of extensions to hotels	Policy CLT6 encourages the development of hotel facilities where they are in town centres or at district or neighbourhood centres or in areas accessible by public transport. Hotel developments are also required to meet the following criteria: <ul style="list-style-type: none"> (i) No harmful effect on the amenities of nearby residential properties and other uses; (ii) be in keeping with the scale and character of the surrounding area; and (iii) be easily accessible by passenger transport, walking and cycling. The application site is on the border of the large neighbourhood centre at Parkhouse Court. It is also very close to the bus station at Parkhouse Court and to bus stops on St Albans Road and Comet Way. The proposal is, therefore, in an appropriate location, in accordance with Policy CLT6. <p>The impact on the character of the area, nearby residential properties and the transport aspects are considered below.</p>
Design (form, size, scale, siting) and Character (appearance within the streetscene)	Policy D1 requires high quality design in all developments. Policy D2 requires developments to respect and relate to the character and context of the area and, as a minimum, maintain and, where possible, enhance or improve the character of the existing area. <p>The impact of the proposed development on the character of the area has been considered in the previous applications. The changes in appearance of the building relate to the additional floor, which would be positioned over the centre of the building and extend over part of the existing west wing.</p> <p>Given the recent four and five storey developments at Parkhouse Court and Bishops Square the additional (second) floor would not be out of keeping with the character and context of the area. The use of modern materials would not be out of keeping either given the cladding and glass materials used in Parkhouse Court and Bishops Square.</p> <p>The materials on the south elevation would match those of the existing lower floors; cedar cladding and frosted glass panels. The materials on the rear elevation would be a rain screen cladding. The details of this material have not been submitted and will be required by condition.</p>
Impact on neighbours	Policies D1 and the Supplementary Design Guidance require the amenities and living conditions of neighbouring occupiers to be maintained and respected by new developments. <p>The neighbouring properties most likely to be affected are to the north of the application site in the residential flats above the shops in Parkhouse Court. The previous considerations of the likely impact on these flats found the proposal to be acceptable. The flats at Parkhouse Court were constructed while the previous applications at this site were extant. Issues of overbearing impact loss of light and overlooking were previously assessed and found to be</p>

	<p>in accordance with Policy.</p> <p>The neighbour objection has raised the issue of overlooking between the second floor bedrooms and the flats in Parkhouse Court. Twelve bedrooms would have their windows facing north. The flats in Parkhouse Court have balconies and habitable rooms facing south. However, the distance between them is 18m, which was previously (S6/2013/2174/MA) considered to be a sufficient distance to prevent significant loss of privacy. However, the proposed windows are picture style windows comprised of four clear panels and the presence of windows can create an impression or perception of overlooking, which has been recognised as material in determining planning decisions. The applicants were asked to consider frosted glazing in some of the panels but did not capitulate. However, a condition requiring full length blinds to be fitted to the windows (as are used in the existing windows on the floor below) is recommended in order to reduce the perception of overlooking.</p> <p>Subject to this condition the application is considered acceptable with regard to impact on neighbouring occupiers.</p>
<p>Access, car parking and highway considerations</p>	<p>The Council's Local Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.</p> <p><u>Car Parking</u></p> <p>The proposal involves an increase in the number of bedrooms from 53 to 72. The car parking standards in the Supplementary Planning Guidance 2004 were referred to for previous planning applications. The Interim Policy seeks assessment on a case by case basis.</p> <p>The Highways Authority has commented that the availability of on-street parking around the site is very limited. However, the hotel is in a location well-served by public transport – the bus station is under 200m away and there are other bus stops in the near vicinity on St Albans Road West and Comet way.</p> <p>The Standards require one space per bedroom for guests and provision for staff. The site layout plan shows 121 spaces on site, which provides one space per bedroom and thirty nine for staff. These levels are considered reasonable given the close proximity to public transport for staff to use.</p> <p><u>Cycle parking</u></p> <p>However, the parking standards also require long term cycle parking to be provided on-site. It is reasonable to request that on-site provision be made for seven bicycles for guests (one per ten bedrooms) and six for staff (one per ten staff – Full time equivalent). These spaces should be secure and weather-proof. Details of position and design of cycle parking provisions can be secured by condition.</p>
<p>Any other considerations</p>	<p>Surface water drainage – a Flood Risk Assessment is not required for this scale of development, which despite the reference number stem (MAJ), is a minor application.</p> <p>Refuse and Recycling – the increase in number of rooms would not give rise to</p>

	a need to differ from current refuse and recycling practices. The current Trade waste collections are proposed to continue.
Conclusion	
The proposed development would not have an adverse impact upon the character and appearance of the area or the residential amenity of the neighbouring properties. The proposal is considered to meet the requirements of the relevant policies of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework. Therefore, it is recommended that, subject to conditions requiring blinds at the windows on the north elevation, samples of the proposed materials for the north elevation and the provision of a bicycle store for six bicycles, the standard 3 year time limit is reapplied.	

Conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the north elevation of the extension hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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

2. The north facing second floor windows of the proposed extension shall be fitted with full-length blinds up to a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers and reduce the perception of overlooking between the hotel windows and the flats at Parkhouse Court in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

3. No development shall commence until a scheme for the provision of secure and weatherproof cycle parking (including powered two wheel vehicle parking where applicable) for six cycles on site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and shall be retained in that form thereafter.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance Policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

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

Plan Number	Revision	Details	Received Date
	Number		

001		Location Plan	3 November 2016
009	B	Proposed Elevations C&D	3 November 2016
010	A	Existing Site Layout Plan	3 November 2016
011		Proposed Site Layout Plan	3 November 2016
012		Proposed Ground Floor Plan	3 November 2016
002		Existing Ground Floor Plan	3 November 2016
003		Existing First Floor Plan	3 November 2016
004		Existing Elevations I	3 November 2016
005		Existing Elevations II	3 November 2016
006	B	Proposed First Floor Plan	3 November 2016
007	D	Proposed Second Floor Plan	3 November 2016
008	B	Proposed Elevations A&B	3 November 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 C Haigh
4 April 2017