

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

DELEGATED APPLICATION

Application No: 6/2017/0049/LAWP
Location: Ocado Head Office, Buildings 1-5, Trident Place, Mosquito Way, Hatfield, AL10 9BW
Proposal: Certificate of lawfulness for the installation of 1 new glazed external access door into the ground floor social area following removal of cladding panel. Replacement of hard standing kerb with drop kerb to allow access via access ramp with handrail.
Officer: Mr M Peacock

Recommendation: Granted

6/2017/0049/LAWP

Context	
Constraints (as defined within WHDP 2005)	EMPL - EA6 (Hatfield Business Park) PAR - PARISH (HATFIELD) Wards - Hatfield Villages A4D - Article 4 HMO Direction HAT - Hatfield Aerodrome
Relevant planning history	<p>Application Number: 6/2016/0693/LAWP Decision: Granted Decision Date: 17 June 2016 Proposal: Certificate of lawfulness for the installation of 3no doors into existing glazed wall systems</p> <p>Application Number: 6/2015/2015/MAJ Decision: Granted Decision Date: 22 March 2016 Proposal: Erection of a decked car park (ground and one storey) to provide circa 726 car parking spaces, installation of two generators, landscaping and other related works (Granted 22/03/2016)</p> <p>Application Number: S6/2001/1462/DE Decision: Granted Decision Date: Proposal: Erection of buildings to provide 81,644 sq metres of accommodation for purposes within use class B1, with associated access, parking and landscaping. (Amendment to reserved matters approval S6/2001/0031/DE to incorporate additional reception area, enclosed pedestrian links and 18 additional car parking spaces (Granted 21/01/2002)</p> <p>Application Number: S6/2001/0031/DE Decision: Granted Proposal: Erection of a building to provide 81,000sq m of accommodation for purposes within use class B1 with associated access, parking and landscaping</p> <p>Application Number: S6/1999/1064/OP Decision: Granted Proposal: Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within Use Class B1, B2, B8 and Sui Generis</p>

	use; housing; new university campus (Use Class D1 and D2) to include replacement De Havilland Sports and Social Club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use existing listed hanger; Aviation Heritage Centre, together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined	
The main issues are:		
Whether the proposed works are permitted development by virtue of Schedule 2, Part 7, Class F (consisting of the extensions etc of office buildings) and G (hard surfaces for office buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended		
	Yes / No	To be PD
Is the property an office building	Y	Y
Have permitted development rights been removed	N	N
Development not permitted by Class F		
(a) the gross floor space of the original building would be exceeded by more than— (i) in respect of an original building or a development on— (aa) article 2(3) land, or (bb) on a site of special scientific interest, 25% or 50 square metres (whichever is the lesser); (ii) in any other case, 50% or 100 square metres (whichever is the lesser);	N	N
(b) the height of the building as extended would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases, the height of the building being extended;	N	N
(c) any part of the development, other than an alteration, would be within 5 metres of any boundary of the curtilage of the premises;	N	N
(d) any alteration would be on article 2(3) land; or	N	N
(e) the development would be within the curtilage of a listed building.	N	N
Development not permitted by Class G		
(a) the cumulative area of ground covered by a hard surface within the curtilage (excluding hard surfaces already existing on 6th April 2010) would exceed 50 square metres; or	N	N
(b) the development would be within the curtilage of a listed building.	N	N

With regard to the conditions for Class F, the alterations would be for a purpose incidental to the use of that office building, and the alterations are at ground floor level only. Condition b does not apply given the proposal is not an extension.

With regard to the conditions for Class G, there is no known risk of groundwater contamination and the new ramped access would be of porous block paving.

RECOMMENDATION

The proposal complies with Schedule 2, Part 7, Class F and Class G of The Town and Country (General Permitted Development) Order 2015 and **a certificate of lawfulness is given**. The following conditions are applicable to the development:

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
P01	B	Location Plan	11 January 2017
P001		Site Location Plan	12 January 2017
P002		Site Plan	12 January 2017
P07	A	Proposed Elevations	26 April 2017

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

Determined By:

Mr A Mangham
27 April 2017