

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

DELEGATED APPLICATION

Application No: 6/2017/0585/FULL
Location: University of Hertfordshire De Havilland Campus Hatfield AL10 9UF
Proposal: Erection of a new 6m high Social Club building (975sq.m) with associated landscaping and works between the Law Court Building and Weston Auditorium
Officer: Mr M Peacock

Recommendation: Granted

6/2017/0585/FULL

Context	
Site and Application description	The new building will replace the social and entertainment function of Club de Havilland and is proposed to be centrally located with residential accommodation to the north, the Weston Auditorium to the west, the Learning Resources Centre and the Atrium to the south and the Law Court Building to the east. The site is currently well managed amenity grassland which incorporates landscape mounds. Ornamental lime trees sit on the northern boundary and one isolated Norway spruce tree is located in the southwest corner of the site. A well managed hedge also lies on the southern boundary.
Constraints (as defined within WHDP 2005)	LCA - Landscape Character Area (De Havilland Plain) PAR - PARISH (HATFIELD) UoH - University (University) Wards - Hatfield Villages A4D - Article 4 HMO Direction HAT - Hatfield Aerodrome
Relevant planning history	Application Number: S6/1999/1064/OP 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 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. Decision: Granted subject to a Section 106 Agreement Decision Date: 29/12/2000 Application Number: S6/2000/1471/DE Decision: Granted Decision Date: 06 April 2001 Proposal: Demolition of existing structures, and erection of academic buildings, learning resources centre and auditorium, together with associated facilities,

	<p>infrastructure, car parking, landscaping and access works</p> <p>Application Number: S6/2001/1026/DE Decision: Granted Decision Date: 07 January 2002 Proposal: Erection of 1600 student study bedrooms and associated support facilities, refectory, sports centre including pool, sports halls and health club and layout of playing fields. (reserved matters application pursuant to outline planning permission S6/1999/1064/OP and S6/1999/1106/OP)</p> <p>Application Number: S6/2009/1740/MA Decision: Granted Decision Date: 09 November 2009 proposal: erection of teaching building comprising of 2120m² floorspace (Use Class D1) associated car parking and landscaping</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 3 May 2017 Site Notice Expiry Date: 24 May 2017		
Summary of neighbour responses	None		
Consultees and responses	Councillor Lynne Sparks – no response Councillor Howard Morgan – no response Councillor Duncan Bell – no response Hatfield Town Council – no response Client Services – no response Environment Agency – no response Thames Water – no response Welwyn Hatfield Access Group – no response Lead Local Flood Authority – no response Environmental Health – no objection Herts Fire & Rescue – no objection Historic Environment Advisor – no objection Hertfordshire Transport Programmes & Strategy – no objection Hertfordshire Ecology – no objection subject to suggested condition		
Relevant Policies			
<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 checked="" type="checkbox"/> M14 Others: R1, R2, R3, R4, R10, R11, R19, D3, D4, D5, D6, D7, D8, D9, EMP12, HATAER1, HATAER2, HATAER3, HATAER4 Hatfield Aerodrome Supplementary Planning Guidance 1999 Supplementary Design Guidance 2005 Supplementary Planning Guidance Parking Standards 2004 Interim Policy on Car Parking and Garage Sizes 2014			
Main Issues			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): The design of the scheme has been informed by the needs of the university, the context of the site and nature of the internal functions of the building. The building form comprises a single storey, double height rectangle with cut outs at either end to emphasise the two entrances. Externally the			

facade is divided into upper and lower, with the upper forming a continuous 'sawtooth' cladding ring and the lower a mix of curtain glazing and sawtooth cladding.

The concept for the social space building was for a flexible, transparent facility forming a new hub for the students at de Havilland campus. To provide this, the ground level of the building is largely glazed allowing for views in, to the social areas and at both entrances, and out over the landscaped areas. The aim is to draw people into the building from both ends. The glazing also allows the social space to become a beacon at night on the campus.

The buildings which surround the application site are all of modern design and construction and feature a variety of materials and architectural styles. This allows for some flexibility in the design of new additions where contemporary architectural styles and materials would not result in a scheme that would harm the character of the area. In this context, it is considered that the proposed development would add to the characteristic variety in a manner that would not be discordant. The proposal thereby conforms to both local and national planning policy.

The design of the building and the proposed materials relate to the context of the site and should provide a building that is reflective of contemporary architecture design. Although information has been provided in terms of the materials to be used in the construction of the external surfaces of the building, no samples have been submitted. Given the unusual materials proposed, a condition is suggested requiring samples to be approved by the Local Planning Authority to ensure a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable): The acoustic report provided with the application shows that plant associated with the development will not impact on the amenities of the student accommodation nearby. Therefore, any residential properties outside of the Universities grounds are very unlikely to be affected.

The main function room will have a concrete roof and windows and doors will have 50dB Rw attenuation which will significantly impact on any noise able to escape from the premises. In terms of conditions to control activities, due to the type of usage, these are best left for control under the licensing regime for measures such as noise limiters and hours of use.

Environmental Health were consulted and did not object to the proposal subject to suggested conditions and informatives. Taking into consideration the above, the proposal is considered to be in accordance with the National Planning Policy Framework and Policies R19 and D1 of the Welwyn Hatfield District Plan.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The application site benefits from good connectivity to the existing pedestrian infrastructure throughout the de Havilland Campus. Bus Services are available from Albatross Road to the west of the campus and Mosquito Way to the east. Both of which accommodate the University's UNO bus services. There is ample parking a short walk to the south of the campus and a number of accessible spaces in close proximity to the site. Cycle stores are located around the campus which will facilitate those cycling to the new social space.

The new Social Building is providing a new facility to accommodate the social aspect of Club de Havilland and enhance the social offer on campus. The development is therefore providing a facility for the existing university population and is not delivering a new building which will increase the

number of people traveling to the campus. On the basis that the building is catering for an existing demand no additional parking is proposed as part of this development given the adequate current parking supply on campus.

The development is fully within the curtilage of the university site and is unlikely to impact on public highway visibility or internal roads and footpaths, or impact upon the safety of highway users. Additional trip generation from the development is unlikely to be of a level that would be a material increase to the highway network, with the development serving the existing users of the site. Existing servicing for waste is unlikely to be affected and carry distances are all acceptable.

Client Services and the Hertfordshire Fire and Rescue Service were consulted and did not object to the proposal. The Highway Authority confirmed that the development is unlikely to result in a material increase to highway capacity on the surrounding network and are unlikely to increase safety concerns at the site.

Any other issues

Landscaping, Ecology and Biodiversity

There are no Tree Preservation Orders on or adjacent to the site, however, the landscaping within and surrounding the site is important to screen and soften the appearance of the built development. The design of the proposals has been based on making the best and most efficient use of the site. Two trees will be retained within the scheme as well as grass and block paved areas. This arrangement is considered to be acceptable within the context of the campus.

Hertfordshire Ecology has no biological records (species or habitats) for the application site itself. The site is an isolated section of amenity grassland in the centre of the Hertfordshire University campus. The only concern is the removal of trees from site prior to development as there are many bird records from within a 1km radius and it is likely that some of the trees on site may be used by breeding birds. A condition is therefore suggested restricting works between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Archaeology

The proposed development has a large footprint and would cause significant disturbance to any archaeological features present. However, a previous archaeological evaluation was carried out within the area of the former Hatfield Aerodrome (Cotswold Archaeology 1999) which included two trenches in this general location. Neither these trenches nor any other trenches nearby encountered any buried archaeological features, instead finding considerable modern disturbance, including asbestos, on top of natural geology. In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.

Energy

The submitted Design and Access Statement describes the energy strategy for the development. In order to deliver an environmentally responsible development, an exemplar approach is being proposed based on low energy design principles. In summary, this approach involves minimising energy demand through effective building form and orientation, good envelope design and proficient use of services before considering the use of appropriate renewable technologies to decarbonise the energy supply.

Long term energy benefits are best realised by reducing the inherent energy demand of the building in the first instance and this is the approach adopted by the Design Team. Having taken into account the impact of each solution; its cost, complexity, benefits and drawbacks, the following Low

and Zero Carbon Technologies (LZCs) technologies are recommended for inclusion within the development:

- 25sqm Solar Photovoltaic Panel installation (c. 8.9% CO2 reduction and 6.7% energy reduction)
- Air Source Heat Pump systems (c. 12.6% CO2 reduction and 41% energy contribution)

Other LZC technology solutions have been discounted on the grounds that they are not technically feasible or economically viable for the development, as described in the Design and Access Statement. A condition is suggested requiring full details of the solar photovoltaic panel installation and air source heat pumps to be submitted to and approved in writing by the Local Planning Authority to ensure the potential of these LZC technologies is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Conclusion

Subject to the imposition of relevant conditions the proposal is considered acceptable and in accordance with the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, the Adopted Hatfield Aerodrome Supplementary Planning Guidance, Supplementary Design Guidance and the relevant chapters of the National Planning Policy Framework.

Conditions:

1. Prior to the commencement of above ground works, a sample of the materials to be used in the construction of the external surfaces of the building hereby granted must 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 and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Prior to the commencement of above ground works, full details of the 25sqm solar photovoltaic panel installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details. Subsequently, the solar photovoltaic panels must be fully installed and operational prior to the first occupation of the building and maintained as such for their operational lifetime.

REASON: To ensure the solar photovoltaic potential is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Prior to the commencement of above ground works, full details of the air source heat pump systems shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details. Subsequently, the air source heat pumps must be fully installed and operational prior to the first occupation of the building and maintained as such for their operational lifetime.

REASON: To ensure the air source heat pump potential is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. No removal of hedgerows, trees or shrubs, ivy and other climbing or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

REASON: To protect the biodiversity value of the site in accordance with in accordance with the National Planning Policy Framework and Policy R11 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

5. 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
5575 - 00-200		Existing Block Plan	23 March 2017
5575 - 00-201	B	Proposed Block Plan	23 March 2017
5575 - 20-200	J	Proposed Floor Plan (Ground)	23 March 2017
5575 - 20-201	D	Proposed Roof Plan	23 March 2017
5575 - 20-250	F	Proposed Elevations	23 March 2017
5575 - 90-200	D	Landscape Plan	23 March 2017
UHSS-ACM-00-00-DR-DR-01001		Drainage Layout	22 March 2017
5575 - 00-100	A	Location Plan	23 March 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).

Informatives:

1. Breeding Birds and Protected Species: It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from Natural England (0300 060 3900) or a suitably qualified ecological consultant.

Determined By:

Mrs L Hughes
22 June 2017