

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

DELEGATED APPLICATION

Application No: 6/2019/1247/FULL
Location: Eisai Europe Limited European Knowledge Centre Mosquito Way
 Hatfield AL10 9SN
Proposal: Installation of chillers on the roof of the existing building
Officer: Mr A Commerville

Recommendation: Granted

6/2019/1247/FULL

Context	
Site and Application description	<p>The site lies within the Hatfield Business Park, which is covered by the adopted Hatfield Aerodrome Supplementary Planning Guidance (1999) and Masterplan. Hatfield Business Park is designated as an employment area (EA6), under Policy EMP1 of the adopted Welwyn Hatfield District Plan (2005).</p> <p>The area of the proposal lies to the southern side of the buildings within the site. The wider site has an area of approximately 5.94Ha and accommodates research, development and manufacturing plant for the pharmaceuticals company Eisai Europe Ltd. Access to the site is from Mosquito Way which bounds the site to the north-west.</p> <p>The application seeks planning permission for the installation of chillers on the roof of existing building. Chiller will be made of mild steel, condensers of copper and aluminium, pipework will be stainless steel.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Business Park) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2013/1232/MA Decision: Granted Decision Date: 17 July 2013 Proposal: Erection of two storey extension to provide 3000sqm of office accommodation (use class B1).</p> <p>Application Number: S6/2012/2641/FP Decision: Granted</p>

<p>Decision Date: 08 April 2013 Proposal: Erection of storage warehouse</p> <p>Application Number: S6/2006/1214/FP Decision: Granted Decision Date: 19 February 2007 Proposal: Proposed phased development of a building to provide a total of 8,812 sqm of accommodation for purposes within use class b1 and 2,338 sqm of accommodation for purposes within class b8, together with associated car parking, access and landscaping. (application made in conjunction with an application on adjacent land to enable the provision of a b1/b8 headquarters campus development).</p> <p>Application Number: S6/1999/1064/OP Decision: Approved Decision Date: 29 December 2000 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</p>			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 11 June 2019 Site Notice Expiry Date: 2 July 2019		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	WHBC Public Health and Protection – Without knowing tonality, the level of shielding expected or the background noise levels in the area, it is thought that there is still the potential for a detrimental impact on amenity. Recommend approval subject to the inclusion of the standard plant and equipment 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 type="checkbox"/> M14 Others: R19 & Supplementary Design Guidance			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Comment (if applicable):

The proposed chillers units would be utilitarian in design and would not be excessive in bulk, scale or massing. The chiller is proposed to be installed on the shorter block of the building, which is approximately 10 metres in height. To the rear of the site there are residential flats across Tamblin Way at a distance of around 1000m, but the proposed chillers units will be fully screened from view by the highest part of the building.

To the east of the site is the police station which sits some 70m away and where from the higher floors there will be a view down on EISAI's roof where the chillers units will be visible.

However, it is considered that the appearance would be in keeping with the general character of the existing building and service yard, and as such, would not have a detrimental impact on the character of the area

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

Yes No N/A

Comment (if applicable): Following initial comments received from the Environmental and Health Officer, the applicant has provided further information with regard to the noise impact. The Environmental and Health Officer has commented that the distance attenuation calculations show that without taking into account shielding from the wall, the noise level at the nearest residential properties will be in the region of 46dB. Without knowing tonality, the level of shielding expected or the background noise levels in the area, it is thought that there is still the potential for a detrimental impact on amenity. It is therefore considered reasonable to recommend that a condition is placed on the application, so that there can be confidence that this proposed development will not detrimentally impact on the nearest residential properties, and where required, additional mitigation measures can be incorporated into the installation at the outset.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

None.

Conclusion

The proposal would sufficiently maintain the character and appearance of the property and surrounding business park.

Conditions:

1. Before the development hereby approved is brought into use the applicant must submit to, for approval by the Local Planning Authority, details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential property (5dB below the background noise level if evidence is provided which shows that no tonality is present).

Should the plant fail to comply with the limitations set out above at any time, it must be switched off and not used again until it is able to comply. The use of the equipment must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning

Authority and approved mitigation measures such as acoustic screening or silencers have been implemented. The plant must be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times.

REASON: To protect the residential amenity and living conditions of nearby occupiers in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Emerging Local Plan 2016 and the National Planning Policy Framework 2019.

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
EISAI_PC_0 4		Proposed Elevations	6 June 2019
EISAI_PC_0 7		Proposed NW Elevation	6 June 2019
EISAI_PC_0 2		Existing Elevation	6 June 2019
EISAI_PC_0 6		Proposed NE Elevation	6 June 2019
EISAI_PC_0 3		Existing Roof Plan	6 June 2019
EISAI_PC_0 5		Proposed Roof Plan	6 June 2019
EISAI_PC_0 9		Proposed Roof Plan	6 June 2019
EISAI_PC_0 8		Proposed SE Elevation	6 June 2019
EISAI_PC_0 1		Site Location Plan	6 June 2019
EISAI_PC_1 0		Calculated DB For Chiller System	21 June 2019

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 paragraph 38 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. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr Mark Peacock
1 August 2019