

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/1338/FULL  
**Location:** University of Hertfordshire, Club de Havilland, Mosquito Way, Hatfield, AL10 9EU  
**Proposal:** Change of use from entertainment and leisure (Use Class D2) to teaching facility (Use Class D1)  
**Officer:** Mr Mark Peacock

**Recommendation:** Granted

6/2019/1338/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The de Havilland campus comprises of the School of Law, Learning Resource Centre, The Law Court Building, Weston Auditorium, Sports Village and Club de Havilland. It is the latter building that forms the application site. The building is located in the south west of the de Havilland Campus, at the corner of St Albans Road West and Albatross Way. Mature planting on the southern boundary screens the building from St Albans Road West creating an inconspicuous frontage to the campus. The building has a close adjacency to the Sports Village, a facility open to both members and non-members alike.</p> <p>The proposed works are to be undertaken to improve the quality and working environments offered by the University within the Sports Science and Teaching faculty. Currently located on the College Lane campus, the Sports Science department is looking to relocate to the nearby de Havilland campus, adjacent to the Sports Village, with a facility to occupy the current Club de Havilland building. This will provide the Sports Science department with a modern teaching facility that is appropriately located to take advantage of the adjacent sports village. The new facility will provide a series of large sports laboratories, smaller laboratories, student changing facilities, office and support spaces.</p> <p>The overall external envelope of the existing building is to be retained with only minor changes proposed to the external façade of the building. Both hard and soft landscaping will remain as existing. The minor changes include:</p> <ul style="list-style-type: none"> <li>• One additional window on the western elevation, this window will be in keeping with the existing windows in terms of size and fenestration</li> <li>• A door on the western elevation to be removed and replaced by cladding to match the building and;</li> <li>• Plant equipment on the roof of the building, this will be screened from view and centrally positioned on the roof to limit visibility</li> </ul> <p>Internally, where currently a double height hall space exists, it is proposed to introduce a new floor slab to create approximately 330m<sup>2</sup> of new floor area within the footprint of the building.</p>
<b>Constraints (as</b>	GB - Greenbelt - Distance: 25.77

<p><b>defined within WHDP 2005)</b></p>	<p>LCA - Landscape Character Area (De Havilland Plain) - Distance: 0  PAR - PARISH (HATFIELD) - Distance: 0  UoH - University (University) - Distance: 0  Wards - Hatfield Villages - Distance: 0  A4HD - Article 4 HMO Direction - Distance: 0  CP - Cycle Path (Cycle Facility / Route) - Distance: 15.43  FM30 - Flood Zone Surface Water 30mm (1876740) - Distance: 0  FM10 - Flood Zone Surface Water 100mm (2727818) - Distance: 0  FM00 - Flood Zone Surface Water 1000mm (7661954) - 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</p>		
<p><b>Relevant planning history</b></p>	<p>Application Number: S6/2018/2150/MAJ  Decision: Granted  Decision Date: 19 November 2018  Proposal: Erection of three storey business and social building, associated drainage, landscaping and ancillary 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: S6/2000/1574/DE  Decision: Granted  Decision Date: 06 April 2001  Proposal: Erection of two storey building comprising sports/function hall, bars, administration and ancillary accommodation to include residential accommodation for resident manager, together with construction of bowling green, sports pitch and car parking with access from the spine road via comet way</p> <p>Application Number: S6/1999/1064/OP  Decision: Approval Subject to S106  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 of existing listed hangar; 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>		
<p><b>Consultations</b></p>			
<p><b>Neighbour representations</b></p>	<p>Support: 0</p>	<p>Object: 0</p>	<p>Other: 0</p>

<b>Publicity</b>	Neighbour notification letters
<b>Summary of neighbour responses</b>	None
<b>Consultees and responses</b>	<p>No objection received from: WHBC Public Health and Protection; WHBC Client Services; WHBC Parking Services; HCC Growth &amp; Infrastructure Unit; and HCC Transport Programmes &amp; Strategy.</p> <p>Cadent Gas Limited commented: Cadent have identified operational gas apparatus within the application site boundary.</p> <p>Hatfield Town Council: Minutes from the Hatfield Town Council meeting held on 31<sup>st</sup> July detail the vote and confirm that Members resolved to support the application.</p>
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others: R1, R19, CLT1, CLT13, 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  <u>Draft Local Plan Proposed Submission August 2016 (Emerging Local Plan):</u> SP1 Delivering Sustainable Development SP4 Travel and Transport SP9 Place Making and High Quality Design SP10 Sustainable Design and Construction SADM 11 Amenity and Layout SADM 12 Parking, Servicing and Refuse	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Comment (if applicable):</b>	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment (if applicable):</b> There are only minor changes proposed to the external façade of the building. Details confirming materials are to match the existing building have been provided on the submitted drawings. Both hard and soft landscaping will remain as they currently are.	
<b>Would the development reflect the character of the building?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment (if applicable):</b>	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Comment** (if applicable): The Council's Environmental Health Officer was consulted and did not object to the proposal subject.

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 type of activities proposed, the expected noise attenuation of the fabric of the building and the distance to residential properties makes an impact on amenity unlikely.

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.

Taking into consideration the above, the proposal is considered to be in accordance with the Policies R19 and D1 of the Welwyn Hatfield District Plan and the NPPF.

**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 east of the campus. Cycle stores are located around the campus.

The proposal is for the relocation of the existing Sports Science department. As the building will be catering for the existing University population, no additional parking is proposed, and the new use will be served by existing 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.

**Any other issues**

*Loss of community facility*

District Plan Policy CLT13 outlines that planning permission will not be granted for proposals involving the loss of community facilities or the loss of land allocated or such purposes, unless there is no longer a need for them, or there is an acceptable alternative means of meeting that need.

Emerging Policy SP6 outlines that the Council will guard against the loss of existing community facilities and Policy SADM7 is similar to District Plan Policy CLT13, but adds an additional part to iii:

*“planning permission will only be granted for proposals resulting in the loss or change to community services and facilities, either on site or within the vicinity, of equivalent or better provision in terms of quantity and quality in a sustainable location accessible to the local community, demand should be assessed according to the nature of the existing facilitating in question.”*

Planning permission for the application building was granted in 2001 under ref: S6/2000/1574/DE. The building was constructed in accordance with the planning permission with the building containing the Club de Havilland, Sports and Social Club, and ancillary uses. In 2006 “Conference Hertfordshire” took over the operation of Club De Havilland and offered event space that could be hired.

Club de Havilland includes a social bar and lounge area, ancillary offices and utility areas for the club's operation. There are currently five permanent staff members who operate Club de Havilland and Conference Hertfordshire. While not heavily frequented the club does still maintain a membership scheme whereby students are enrolled, and additional members can join. The membership enrolment from 2011 to 2019 is:

- 2011 – 2012 – 175 Members
- 2014 – 2015 – 131 Members
- 2018 – 2019 – 66 Members

The decline in patronage and underutilisation of the site has led the University of Hertfordshire to consider alternative options for the building. While the loss of the club is unfortunate, alternative leisure facilities will be provided within the de Havilland campus in the new Business and Social hub which is currently under construction. This is a central location which will enjoy greater patronage by the campus community and will be more accessible to the community given that the University operates an open campus policy. Indeed, catering and leisure facilities have grown over the last decade with the Chapman Lounge and Hutton Hub on College Lane now available along with other facilities nearby opening or coming on stream such as the Beales Hotel and The Comet Hotel.

Having regard to the above, the proposal is not considered to be contrary to Policy CLT13 of the District Plan 2005; Emerging Local Plan Policies SP6 and SADM7 or the NPPF 2019.

*Considerations in relation to gas pipeline/s identified on site:*

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. A standard informative is suggested.

**Conclusion**

The proposed development will enhance the offer of the University for the existing campus population and accords with the aims and objectives of the Welwyn Hatfield District Plan 2005; the Draft Local Plan Proposed Submission August 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
19861-KSS-DH-Z0-DR-A-9001	P1	Location plan	4 June 2019
19861-KSS-DH-Z0-DR-A-9003	P1	Existing Site Plan	4 June 2019
19861-KSS-DH-ZZ-DR-	P1	Proposed Building Sections	4 June 2019

A-9201			
19861-KSS-DH-ZZ-DR-A-9301	P1	Existing Elevations	4 June 2019
19861-KSS-DH-00-DR-A-9101	P1	Existing Ground Floor Plan	4 June 2019
19861-KSS-DH-01-DR-A-9101	P1	Existing First Floor Plan	4 June 2019
19861-KSS-DH-02-DR-A-9101	P1	Existing Roof Plan	4 June 2019
19861-KSS-DH-02-DR-A-9102	P1	Proposed Roof Plan	4 June 2019
19861-KSS-DH-Z0-DR-A-9002	P1	Block Plan	4 June 2019
19861-KSS-DH-Z0-DR-A-9004	P1	Proposed Site Plan	4 June 2019
19861-KSS-DH-ZZ-DR-A-9202	P1	Proposed Building Sections	4 June 2019
19861-KSS-DH-ZZ-DR-A-9302	P1	Proposed Elevations	4 June 2019
19861-KSS-DH-00-DR-A-9102	P1	Proposed Ground Floor Plan	4 June 2019
19861-KSS-DH-01-DR-A-9102	P1	Proposed First Floor Plan	4 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 or legal interest (easements or wayleaves) which may affect the land.

**Determined By:**

Mr Chris Carter  
20 August 2019