



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

DELEGATED APPLICATION

Application No: 6/2019/2041/FULL
Location: 17A The Broadway Hatfield AL9 5HZ
Proposal: Erection of air conditioning storage
Officer: Mr Antoine Commenville

Recommendation: Granted

6/2019/2041/FULL

Context	
Site and Application description	<p>The application site is located within Bishop's Court which is part of the Old Hatfield Conservation Area and is located to the rear of a mid-late twentieth century flatted development. The proposed storage area abuts an existing brick bin store which is currently used for the cycle's storage.</p> <p>Planning permission is sought for the erection of an air conditioning units that would be concealed behind a timber construction.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: HATF; - Distance: 0 LBC - LISTED BUILDING Interwoven group of 3 houses dating probably - Distance: 47.16 LBC - LISTED BUILDING Semi-detached pair of houses. Early C19. Yellow - Distance: 41.25 LBC - LISTED BUILDING House, (Formerly The Travellers' Rest PH). Later - Distance: 13.8 LBC - LISTED BUILDING House. C18 chequered red brick front to earlier - Distance: 13.39 LBC - LISTED BUILDING C17 timberframed barn. Weatherboarded. Steep - Distance: 24.52 LBC - LISTED BUILDING Large house of early C18. Now house and office. - Distance: 37.02 LBC - LISTED BUILDING House. C17 and earlier timber frame, 1 bay wide. - Distance: 30.81 LBC - LISTED BUILDING Roman Catholic Church of Marychurch - Distance: 29.21 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS17 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (National Cycle Network) - Distance: 8.9 CP - Cycle Path (Leisure Route) - Distance: 8.9 CP - Cycle Path (Cycle Facility / Route) - Distance: 8.9 FM00 - Flood Zone Surface Water 1000mm (70626) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7592815) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7593176) - Distance: 0 HEN - No known habitats present (high priority for habitat creation) - Distance:</p>

	0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Old Hatfield Historic Core CA) - Distance: 0		
Relevant planning history	None relevant.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 25 October 2019 Site Notice Expiry Date: 15 November 2019 Press Advert Display Date: 9 October 2019 Press Advert Expiry Date: 23 October 2019		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	WHBC Public Health and Protection – No objection HCC Historic Environment Advisor – The development is unlikely to have an impact on heritage assets of archaeological interest. Place Services, Essex County Council – No objections		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> D8 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" 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: R19 <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse SADM16 Ecology and Landscape			
Main Issues			
Is the development within a conservation area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook,			

light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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 in return commented that the noise levels will be below the expected background noise level. It is therefore considered that the proposed development would not have an unacceptable impact upon the amenities of neighbouring occupiers.	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	None
Conclusion	
The impacts of the proposal have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the erection of air condition unit and timber construction concealing them would sufficiently preserve and relate to the character, appearance of the existing dwellinghouse and surrounding Conservation Area and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings. The proposal is therefore considered to comply with Policies GBSP2, D1, D2 and R19, of the District Plan, the Supplementary Design Guidance and the NPPF.	

DRAWING NUMBERS

1. 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
4907_CARP ARK		Proposed Floor	15 August 2019
Location Plan		Location Plan	15 August 2019
4907_ELEVA TION		Proposed Elevation	23 September 2019
4907_Site		Proposed Elevation	23 September 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 Mark Peacock
13 December 2019