

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

DELEGATED APPLICATION

Application No: 6/2019/3062/LB
Location: The Listed Hangar, Mosquito Way, Hatfield, AL10 9AX
Proposal: Internal alterations to ground floor office space and associated facilities; and internal alterations to first floor staff bedroom space to facilitate its conversion to office space
Officer: Mr David Elmore

Recommendation: Granted

6/2019/3062/LB

Context	
Site and Application description	<p>The application site comprises David Lloyd Leisure Club within the former Hatfield Aerodrome development area.</p> <p>The subject building is a Grade II* Listed Hanger (List Entry Number: 1376561) and the listing also includes the former offices, fire station and control tower.</p> <p>The hangar dates from 1952-3 and is an aluminium structure; aluminium portal frames covered with an aluminium curtain wall and sliding doors to the south. The original internal space was a large uninterrupted area which now partially filled with the facilities of the leisure centre but can still be appreciated as many of the internal structures are set down from the roof structure and away from external walls.</p> <p>Listed building consent is sought for internal alterations to ground floor office space and associated facilities; and internal alterations to first floor staff bedroom space to facilitate its conversion to office space.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Villages</p>
Relevant planning history	<p>Application Number: S6/2009/0995/LB Decision: Granted Decision Date: 08 September 2009 Proposal: Installation of two replacement logo signs</p> <p>Application Number: S6/2002/0097/LB Decision: Granted Decision Date: 09 July 2002 Proposal: Demolition of modern annexe building to the west of listed flight test hangar and works of alteration and refurbishment to retained building</p> <p>Application Number: S6/2007/1264/LB Decision: Granted Decision Date: 16 October 2007 Proposal: Single storey glazed staff room extension to east elevation</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Press Advert Display Date: 25 December 2019 Press Advert Expiry Date: 9 January 2020		
Summary of neighbour responses	No representations received		
Consultees and responses	<p>Historic England – Comments as follows:</p> <p>Design and Access Statement erroneously states that the building is Grade II Listed, rather it is Grade II* Listed</p> <p>There is no detailed information of the significance of the fabric that would be removed from the building in terms of its date and provenance, as required in paragraph 189 of the National Planning Policy Framework (NPPF).</p> <p>Recommend that the LPA should be satisfied that the applicant has submitted sufficient information so that the proposal can be properly assessed and the application determined, in accordance with the principles of the NPPF, and that any harm that is identified is substantiated by clear and concise justification (paragraph 194 NPPF).</p> <p>WHBC Historic Building Advisor – No objection</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF Others: Policy D1 of the District Plan			
Main Issues			
Impact on the character and setting of the listed building and adjoining listed buildings	<p>Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “<i>special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>”. The specific historic environment policies within the National Planning Policy Framework (NPPF) are contained within paragraphs 184-202.</p> <p>Paragraph 192 of the NPPF states, ‘<i>In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> - <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> - <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> - <i>The desirability of new development making a positive contribution to local character and distinctiveness’</i> <p>Paragraph 193 of the NPPF outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, ‘great weight’ should be given to the asset’s conservation and the more important the asset the greater the weight it should be given.</p> <p>Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens,</p>		

	<p>and world heritage sites, should be wholly exceptional.</p> <p>Where the harm is considered less than substantial Paragraph 196 states that this should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.</p> <p>Both Historic England and the Council's Historic Building Advisor have been consulted for this application. Whilst Historic England have raised concern regarding the level of information submitted in terms of the significance of the fabric that would be removed from the building in terms of its date and provenance, the Council's Historic Building Advisor has visited the site and has confirmed that the internal alterations proposed will have no impact on the historic fabric of the building.</p> <p>Taking account of the above, it is considered that the proposed works would not result in any harm the significance of the designated heritage asset and, therefore, the historic interest of this building would be preserved.</p>
Design (form, size, scale, siting) and Character (appearance within the streetscene)	No objection
Any other considerations	None
Conclusion	
The proposed works would not result in any harm the significance of the designated heritage asset and, therefore, the historic interest of this building would be preserved. The proposal would accord with Listed Buildings and Conservation Areas Act 1990, National Planning Policy Framework and Policy D1 of the Welwyn Hatfield District Plan 2005.	

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
PL-003	P0	Existing Ground Floor Plan	3 December 2019
PL-006	P0	Proposed First Floor Plan	3 December 2019
PL-001	P0	Existing Site Plan	3 December 2019
PL-002	P0	Proposed Site Plan	3 December 2019
PL-005	P0	Existing First Floor Plan	3 December 2019
PL-004	P0	Proposed Ground Floor Plan	3 December 2019
PL-007	P0	Proposed First Floor Breakfast Space Layout	3 December 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
27 February 2020