

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

DELEGATED APPLICATION

Application No: 6/2020/1177/FULL
Location: First and Second Floor 12 Harpsfield Broadway Hatfield AL10 9TF
Proposal: Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).
Officer: Ms Emily Stainer

Recommendation: Refused

6/2020/1177/FULL

| Context | |
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| Site and Application description | <p>The application site is located on a corner plot on the north west side of Harpsfield Broadway and comprises a three storey building. An Indian restaurant is located on the ground floor of the building, in a small parade of commercial uses. Parkhouse Bus Station lies to the rear of the application site, and Hatfield Galleria is located to the south. Comet Way (A1001) which is a classified A-road separates Harpsfield Broadway from the Galleria.</p> <p>Planning permission is sought retrospectively for the change of use of the premises on the first and second floor from retail (A1) to two small HMO units (with no more than four occupants in each). The application description notes that the first and second floor will be changed from an A1 use, however the application form contradicts this as the use is described as D1, a non-residential institution. The ground floor, as noted above, is being used as a restaurant. There is therefore a degree of uncertainty regarding the existing use of the premises.</p> <p>The Council has no record of the property operating as an HMO (Houses in Multiple Occupation) prior to March 2020, therefore it is not clear from the records when the change of use from a to an HMO took place. The applicant has however noted the change of use beginning on the 11th June 2019 on the application form.</p> <p>A site visit was made by the case officer on the 23rd June 2020, but only from public vantage points due to the restrictions in place as a result of the Coronavirus pandemic (COVID-19). The internal layout of the premises has not been inspected. A suitable level of information has been acquired in which to make a full and thorough assessment by use of the case officer's photographs taken from the street scene. The specific merits of this case means that a full and complete assessment can be made in respect of this particular application.</p> |
| Constraints (as defined within WHDP 2005) | <p>PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 7.02 FM00 - Flood Zone Surface Water 1000mm (70631) - Distance: 0</p> |

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| | <p>HEN - No known habitats present - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area - Distance: 0</p> | | |
| Relevant planning history | <p>Application Number: S6/2004/0221/FP Decision: Granted Decision Date: 12 May 2004 Proposal: Change of use from sui generis, car rental to class A3 (food and drink)</p> <p>Application Number: S6/2013/0603/FP Decision: Granted Decision Date: 14 May 2013 Proposal: Erection of new mansard roof</p> <p>Application Number: S6/2013/1563/FP Decision: Granted Decision Date: 04 October 2013 Proposal: Erection of shisha smoking shelter</p> <p>Application Number: 6/2017/0746/PN11 Decision: Prior Approval Required and Refused Decision Date: 23 May 2017 Proposal: Prior approval for the change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.</p> <p>Application Number: 6/2018/0233/PN11 Decision: Prior Approval Required and Granted Decision Date: 04 April 2018 Proposal: Prior approval for the change of use from office (B1) (a) to dwellinghouse to include the creation of 4 dwellings</p> <p>Application Number: 6/2018/3182/FULL Decision: Refused Decision Date: 03 April 2019 Proposal: Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sq.m of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage</p> | | |
| Consultations | | | |
| Neighbour representations | Support: 0 | Object: 0 | Other: 0 |
| Publicity | <p>Site Notice Display Date: 23 June 2020 Site Notice Expiry Date: 14 July 2020 Neighbour notification letters</p> | | |
| Summary of neighbour responses | None | | |
| Consultees and responses | <p>Hatfield Town Council – Objection: Residents of all types of accommodation should have quality accommodation. The 8 occupants of this HMO have no dining area and no lounge. By sacrificing one bedroom on each floor the landlord could give 6 residents quality HMO living space with proper living accommodation. We are concerned that there are only 3 toilets for 8 people,</p> | | |

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| | <p>again 3 toilets (and a shower/bath) for 6 different people to share is much more satisfactory.</p> <p>WHBC Client Services – It could be incorporated on the ARRC scheme and 1 x 1100l container and 1 x Mini Recycling Centre would be appropriate at a cost of £964.00. The bin store shown, however, needs some alterations. The bin store needs to have double doors opening outwards and be no more than a 15m drag distance from the store to the freighter. A dropped kerb will be required at the point of pick up and a flat even surface to drag the bin. It would be preferable not to have the bin store accessible only internally, but if not then double doors required on both the store and the exit of the building.</p> <p>WHBC Public Health and Protection – Recommend planning application is permitted subject to suggested conditions and informatives.</p> <p>WHBC Parking Services – The parking standards for this development would be four parking spaces, the council has received complaints from a nearby car free development aimed at students. As there are no parking spaces within this development I am unable to support this.</p> <p>HCC Hertfordshire Transport Programmes & Strategy – No objection</p> |
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Relevant Policies

- NPPF
- D1 D2 GBSP1 GBSP2 M14
- Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Others:

R19 Noise and Vibration Pollution
 Welwyn Hatfield Borough Council Houses in Multiple Occupation Supplementary Planning Document February 2012

Draft Local Plan Proposed Submission August 2016:

- SP1 Delivering Sustainable Development
- SP9 Place Making and High Quality Design
- SADM11 Amenity and Layout
- SADM12 Parking, Servicing and Refuse
- SADM18 Environmental Pollution

Main Issues

Principle of the Change of Use

Principle of Residential Development

District Plan Policy SD1 states that development proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they will accord with the objectives and policies of the District Plan. Policy R1 requires development to take place on previously developed land and Policy GBSP2 directs new development into the existing towns and specified settlements within the district. These objectives are consistent with the National Planning Policy Framework (NPPF) which supports the development of under-utilised land and buildings (para 118) and the efficient use of land (para 122) taking into account, amongst other criteria, the desirability of maintaining an area’s prevailing character and the importance of securing well-designed and attractive places.

The site has not been allocated for additional housing supply and as such comes forward as a windfall residential site where Policy H2 applies.

Policy H2 of the District Plan 2005 relates specifically to applications for windfall housing development and states that all proposals of this type will be assessed for potential suitability against the following criteria:

- (i) The availability of previously-developed sites and/or buildings;*
- (ii) The location and accessibility of the site to services and facilities by transport modes other than the car;*
- (iii) The capacity of existing and potential infrastructure to absorb further development;*
- (iv) The ability to build new communities to support infrastructure and provide demand for services and facilities;*
- (v) The physical and environmental constraints on development of land*

Policy SADM1 of the Draft Local Plan Submission 2016 is also relevant in regards to windfall housing development. This policy is similar to Policy H2 of the District Plan 2005 but adds that the proposal should not undermine the delivery of allocated sites or the overall strategy of the Plan; and proposals would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy.

This site is situated within the settlement of Hatfield, where services and facilities are available within reasonable walking distance. Existing infrastructure can absorb this development and the proposal would not undermine the delivery of allocated sites in the overall strategy, nor result in disproportionate growth of the settlement. The proposed development would result in minimal alterations to the external appearance of the building, therefore the physical and environmental constraints of the development of the land are limited. Subsequently the principle of the application site would meet the requirements of the criteria within Policy H2.

Loss of existing use

The Officer Report for application 6/2018/3182/FULL, dated 3rd April 2019, outlined the building had a lawful use as an A3 (Restaurant) at ground floor level and a B1a (Office) Use at first and second floor. The information submitted as part of this application differs as it states that the pre-existing use of the first and second floor was A1 (retail) on both the proposal on the application form and in the Design and Access Statement. It then however refers to an existing D1 use further down on the application form. Both of these uses differ to the use identified in April 2019.

Insufficient information has been provided for the case officer to assess the impact of the loss of the use of the existing unit. This is because it is unclear what the pre-existing use of the first and second floor was prior to the change of use to two separate units forming small HMO's.

Houses in Multiple Occupation (HMO)

A key national housing objective is the creation of mixed sustainable and inclusive communities with a variety of housing stock for a mix of different households. Within Welwyn Hatfield, Houses in Multiple Occupation (HMO's) provide a valuable supply of private rented accommodation for students,

professionals in employment and people on housing benefit. HMO's are one of the most affordable forms of accommodation in the private sector.

There are high concentrations of HMO's in parts of Hatfield, which in some areas result in an imbalance in local communities, are not inclusive and do not create sustainable communities.

The Welwyn Hatfield Borough Council Houses in Multiple Occupancy Supplementary Planning Document (HMO SPD 2012) sets out the Council's objective to retain a balance of different housing types and the policies and criteria for achieving this aim. Section 5.2 of the HMO SPD sets out that a change of use from C3 to a large HMO (Sui Generis) will be determined in relation to all the Criteria in the SPD (HMO1 to HMO6).

Criterion HMO1 of the SPD sets a benchmark for determining whether there is an overconcentration of HMO's within an area. Applications for change of use to a HMO will not be permitted where the proportion of HMO's would exceed 20% of the total number of dwellings within a 50m radius of the centre of the application property. This criterion enables the Council to manage future changes in land use and to ensure that the surrounding area is not adversely affected by new HMO's. The 20% concentration level has been selected to prevent concentrations which result in an adverse impact but still allows a number of new HMO's to meet future need.

There are 12 residential properties located within the 50m radius of the existing application site. The information sources, which include licensed/unlicensed houses in multiple occupation and council tax records for student exemption indicate that of these 12 units, 3 are being occupied as an HMO. Including the two unlawful HMO units at the application property, this figure increases to 5 existing HMO's, which represents approximately 41.7% of the total number of properties operating as a HMO. This figure is contrary to the percentage set out in Criterion HMO1.

As the proposal would involve the subdivision of 12 Harpsfield Broadway to create two new planning units (one on the first floor and one on the second floor), 12 Harpsfield Broadway would be split into three planning units. The number of residential properties within the 50m radius would therefore increase to 14. Using the figure above, 5 HMO units in the 50m radius would represent 35.7% of the total number of properties operating as a HMO. Although this is slightly lower than the existing figure, it is still contrary to the percentage set out in Criterion HMO1. Whilst the concentration of HMO's that already exist within the 50m radius exceed the criteria percentage, this application is for retrospective planning permission of two existing HMO's.

Criterion HMO1 of the SPD seeks to control the percentage of HMO's and create a balance of housing type in relation to new HMO's. In this instance, the application does not seek to introduce new HMO's as the units are already being used for this purpose. However, the units are not licensed and planning permission has not been granted for the subdivision of the building. As the first and second floors of the application building have only been in use as HMO's since June 2019, it is considered that the continued use of the property would further detriment the balance of housing type in the immediate area. The proposed development is therefore in conflict with the requirements of the Houses in Multiple Occupation Supplementary Planning Document (2012).

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| | <p>Notwithstanding the above, the proposal must meet the rest of the Criterion (HMO2 to HMO6) of the SPD in terms of layout and design, car parking, cycle and bin storage which will be assessed below.</p> |
| <p>Design (form, size, scale, siting) and Character (appearance within the streetscene)</p> | <p>District Plan Policies D1 and D2, Emerging Local Plan Policy SP9 and the Supplementary Design Guidance (SDG), seek to ensure a high quality of design which relates to the character and context of the dwelling and surrounding area. The policies require proposals to complement and reflect design and character, be subordinate in scale, and not look cramped within the site in regards to bulk. These policies are in line with the National Planning Policy Framework (NPPF) in that planning should require good design.</p> <p>These policies are expanded upon in the Council's Supplementary Design Guidance (SDG), which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and surrounding area.</p> <p>Policy HMO5 of the HMO SPD provides standards for HMO's which applications for this use are expected to be met to demonstrate that the layout and design are suitable for the proposed use and number of units/occupants. These standards cover internal layout standards, external amenity space, drying area and entrance.</p> <p>Minor additions are proposed to the size of the windows on the ground floor, and part of the existing brickwork surrounding a side window appears to have been altered to render or another material. These changes are not objectionable in principle as they would not materially alter the appearance of the building.</p> <p><u>Internal Layout</u></p> <p>In terms of internal layout, the size of each unit depends upon the number of people occupying and whether there is a separate or included kitchen. Para 5.23 of the HMO SPD makes clear that a communal room will normally be expected in a house of multiple occupation. The HMO SPD sets out that HMOs with communal kitchens should have bedrooms of at least 8sqm for single occupation and 13sqm for double occupation. Shared facilities should be provided as follows: a shared kitchen for up to five people should be 6sqm and dining living area 8.5sqm (14.5sqm in total). These areas exclude en-suite or separate bathrooms and W/C's.</p> <p>As part of this proposal, the two units would both comprise four bedrooms, totalling eight rooms. The minimum space standards for both application units are as follows:</p> <ul style="list-style-type: none"> • Bedroom – 8m² • Communal area (living or dining) – 8.5m² • Kitchen – 6m² • Dining/Kitchen – 8.5m² <p>The plans do not state if the bedrooms would be single or double occupation. The eight bedrooms proposed are of the sizes listed below:</p> |

First Floor -

- Bedroom 1 – 10.3 m²
- Bedroom 2 – 7.8 m²
- Bedroom 3 – 7.2 m²
- Bedroom 4 – 14.5 m²

Second Floor -

- Bedroom 5 – 14.5 m²
- Bedroom 6 – 11.1 m²
- Bedroom 7 – 7.6 m²
- Bedroom 8 – 10.7 m²

The space standards for each floor are as follows:

First Floor –

- Bedrooms – two bedrooms are larger than 8m², two bedrooms are below and measure 7.2m² and 7.8m²
- Communal area (living or dining) – N/A
- Kitchen – 12m²

Second Floor –

- Bedrooms – three bedrooms are larger than 8m², one bedroom is below and measures 7.6m²
- Communal area (living or dining) – N/A
- Kitchen – 12m²

The first floor would feature a kitchen, however there is no dining/communal area for residents. There are 4 bedrooms indicated within the floor plans. Two of the bedrooms would fail to meet the minimum requirements and would measure 7.2m² and 7.8m². The second floor would also feature a kitchen but no dining/communal area. One bedroom would fail to meet the minimum requirements, measuring 7.6m². The internal layout of the HMO units on both floors would therefore fail to provide satisfactory living space and would fail to meet the requirements within Criterion HMO5.

External Amenity Space

The outdoor amenity space is not labelled, but the proposed plans show a roof terrace to the rear of each floor. This would be readily accessible to all occupants on the first floor, via the kitchen, however the terrace on the first floor appears to only have an access through a bathroom, or via the external staircase. The latter is far less practical for future occupiers. This assessment has taken into account the space provided for a storage shed and drying area. The space exceeds the minimum requirement of 25m² set out in the Council's SPD, but there are still concerns raised with the quality of the outdoor amenity space. This is due to potential traffic noise from Comet Way, odours from the extraction units from the restaurant below, and loss of privacy as the terrace is currently only surrounded by a low metal railing.

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| | <p><u>Drying Area</u></p> <p>Although there is not an allocated drying area outlined within the plans, the rear terrace is a sufficient size to accommodate an area for drying clothes.</p> <p><u>Entrance</u></p> <p>Access to the property is through a separate door to the main entrance. It is located on the side of the building and opens onto a communal hallway and staircase, therefore is acceptable.</p> <p><u>Flood Risk</u></p> <p>The property is not in a Flood Risk Zone so meets criterion HMO6.</p> |
| <p>Impact on neighbours</p> | <p>The properties most likely to be affected by the proposed development are those which adjoin the site to the south, 11 and 11A Harpsfield Broadway. No neighbour comments have been received.</p> <p>There are no physical alterations proposed which would lead to a detrimental impact on the living conditions of neighbouring occupiers in terms of loss of light or privacy. Public Health and Protection have not raised any comments with regard to noise. There are therefore no concerns on this matter either. Any future issue in relation to noise, in particular noise nuisance, would be dealt with under the Building Regulations and Environmental Protection Acts. The proposal would, therefore, not be contrary to Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.</p> |
| <p>Access, car parking and highway considerations</p> | <p>Criterion HMO2 of the SPD states that when considering the appropriate level of car parking spaces within the curtilage of a HMO, the car parking standards will be treated as a minimum. The minimum car parking requirements for HMO's other than bedsits, is 0.5 spaces per tenancy unit throughout the Borough. For the purposes of applying this standard, were the requirement results in half a car parking space, this will be rounded up.</p> <p>The application is for a total of 8 bedrooms. In line with the above Criterion HMO2, an 8 bedroom HMO requires a minimum of 4 car parking spaces. It is noted that no parking spaces have been provided, representing an under provision of 4 spaces below that stipulated by this policy. The Design and Access Statement acknowledges the lack of parking at the site, however suggests that a contribution could be made to sustainable transport schemes in the district instead. During the application process a suggestion was also put forward regarding a communal car park to the rear of the commercial units and upper floors of the buildings in the parade.</p> <p>The Council's Parking Services Officer was consulted and summarised that complaints had been received regarding a nearby car free development aimed at students. Therefore, it is considered that any further developments where there is an increase requirement for on-site car parking, should provide the stipulated amount to avoid an overspill of parked cars on the street resulting in increased parking pressures. The development is located along a narrow part of Harpsfield Broadway where there is lack of available off-street car parking due to the layout of the parade of commercial units and location of the bus garage to the rear. There is also a parking restriction on the road at the front of the parade, which restricts parking to 30 minutes only between the hours of</p> |

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| | <p>7am-6pm Monday-Saturday. The increase in 4 cars parked on the street would therefore significantly add to the parking pressures within the narrow road and the wider vicinity and consequently exacerbate the existing problems.</p> <p>Following the additional suggestion regarding a communal car park to the rear, it is noted that the Council's Parking Services team are not aware of who is responsible for this car park. Without the landowner's permission, the proposal would not meet the satisfaction of the LPA. Furthermore, the site would be located outside of the red line on the site location plan. No amended plans have been submitted to address this.</p> <p>The Highway Authority have not objected on the grounds of highway safety. This is due to the associated vehicle trips being likely to be less than those required for the pre-existing A1 retail use. As discussed above, it is unclear if the first and second floor of the property was previously used a retail unit between April 2019 when it was noted to be in use as offices, and the introduction of the HMO units in June 2019. Therefore, whilst there is no objection on highway safety grounds, this is not considered to outweigh the harm identified with regard to a lack of off road parking.</p> <p>Taking into account of the above, it is considered that an inadequate level of parking provision is available to serve this development. As such, this application does not provide a sensible level of parking provision contrary to Policy M14 of the Welwyn Hatfield District Plan 2005, the Supplementary Planning Guidance for Parking Standards 2004, the Council's Interim Policy for Car Parking Standards, Criterion HMO2 of the Houses in Multiple Occupation Supplementary Planning Document and the National Planning Policy Framework.</p> |
| <p>Cycle Parking</p> | <p>Criterion HMO3 of the SPD states that HMO should provide a minimum of one long term cycle space for each tenancy and that a minimum of half of these are covered. As a consequence of this the proposed development should provide a minimum of 8 cycle spaces with 4 of them being covered.</p> <p>The submitted plans make no indication as to where the cycle provision on the site would be provided. It is noted that there is a courtyard on the ground floor and that this may be used to provide this provision, however the courtyard could be in a different ownership to the first and second floors of the building. Insufficient information has been submitted with the application to assess adequate cycle provision and storage.</p> |
| <p>Any other considerations</p> | <p><u>Refuse/Recycling</u></p> <p>Criterion HMO4 of the HMO SPD requires the provision of an appropriate place for storage of waste and recycling bins. Client Services have confirmed that the properties could be incorporated into the existing scheme, however they expressed a concern regarding the proposed bin store. The bin store needs to have double doors opening outwards and be no more than a 15m drag distance from the store to the freighter. A dropped kerb would also be required at the point of pick up and a flat even surface to drag the bin. Whilst the existing brick wall separating the bins from the public footway is acceptable in amenity terms, this inhibits the occupants from accessing the bins externally. Limited information has been provided regarding access.</p> |

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| | <p>Criterion HMO4 of the SPD outlines the capacity of bins required per occupant. Assuming the eight bedrooms shown on the floorplans are restricted to single occupancy only, the requirement for two, 4 person HMO's is 800 litres of waste to landfill bin capacity, 400 litres of recycling bin capacity and 400 litres of compost bin capacity. For the Council's residential refuse collection service to meet the required capacity the following bins would need to be provided. The proposed plans show one 1 x 1100L container and two 360L containers, one for waste and one for recycling. Client Services have confirmed that 1 x 1100L container and 1 x Mini Recycling Centre would be appropriate.</p> <p>Nonetheless, as outlined above, the plans show insufficient information regarding an appropriate bin storage arrangement. It is therefore considered that the proposal fails to comply with criterion HMO4 of the House in Multiple Occupation Supplementary Planning Document.</p> <p><u>Noise for Future Occupiers</u></p> <p>Policy R19 of the District Plan states that proposals will be refused if the development is likely to be affected by unacceptable noise or vibration from other land uses. This approach is reflected in Policy SADM18 of the Emerging Local Plan.</p> <p>The Council's Public Health & Protection Officer has been consulted for this application and considered that due to the level of traffic along Comet Way and noise associated with the restaurant and mixed uses below, the proposed development would be expected to require noise mitigation measures that ensure a suitable internal standard of amenity. In the event of permission being granted, a condition to this effect would be placed on the decision notice. A condition may also be required for mitigation measures for the plant equipment associated with the restaurant use on the ground floor.</p> |
| <p>Conclusion</p> | |
| <p>In conclusion, the proposed development would result in conflict with the District Plan, the Welwyn Hatfield Multiple Occupation Supplementary Planning Document, the Emerging Local Plan and the NPPF. For the reasons given above it is recommended that planning permission is refused.</p> | |

Reasons for Refusal:

1. The proposed development would result in the concentration of houses in multiple occupation exceeding 20 percent of the total number of dwellings within a 50 metre radius of the application site, contrary to Criterion HMO1 of the Welwyn Hatfield Borough Council Houses in Multiple Occupation Supplementary Planning Document 2012. The application therefore fails to maintain an appropriate balance and variety of residential properties within the locality and the resulting imbalance in the community would have a material and harmful effect on the character of the area contrary to Policies SD1 and D2 of the Welwyn Hatfield District Plan 2005; Criterion HMO1 of the Houses in Multiple Occupation Supplementary Planning Document 2012; and the National Planning Policy Framework.

2. The proposed development by virtue of the lack of dining/communal areas, poorly designed amenity space and three bedrooms which would fail to meet the minimum internal layout standards set out within Criterion HMO5 of the Welwyn Hatfield Borough Council Houses in Multiple Occupation Supplementary Planning

Document 2012 and as such, would result in poor quality design and unsatisfactory living conditions for the occupants of the property contrary to Policy D1 of the Welwyn Hatfield District Plan 2005; Criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.

3. An inadequate level of car parking provision is provided or is available to serve the development which would further exacerbate the existing car parking pressures within the vicinity which would be harmful to the character of the area. The proposal is therefore contrary to Policy M14 and D1, D2 of the Welwyn Hatfield District Plan 2005; Supplementary Planning Guidance Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014; Criterion HMO2 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Policy SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.
4. Insufficient and inaccurate drawings have been submitted with the application to adequately assess the provision of car parking, cycle storage and bin storage against Policies GBSP2, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005; Criterion HMO4 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Supplementary Design Guidance 2005; Policy SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

| Plan Number | Revision Number | Details | Received Date |
|-------------|-----------------|-----------------------------------|---------------|
| EX-P001 | | Existing Ground Floor | 27 May 2020 |
| EX-P003 | | Existing Second Floor | 27 May 2020 |
| EX-P002 | | Existing First Floor | 27 May 2020 |
| X-E001 | | Existing Front Rear Elevations | 27 May 2020 |
| EX-S001 | | Existing Sections | 27 May 2020 |
| EX-P004 | | Existing Roof Plan | 27 May 2020 |
| EX-E002 | | Existing Side Elevation1 | 27 May 2020 |
| EX-L001 | | Location Plan | 27 May 2020 |
| EX-E003 | | Existing Side Elevation 2 | 27 May 2020 |
| PR-P002 | | Proposed First Floor | 19 June 2020 |
| PR-P001 | | Proposed Ground Floor | 19 June 2020 |
| PR-L001 | | Proposed OS Map and Location Plan | 19 June 2020 |
| PR-P004 | | Proposed Roof Plan | 19 June 2020 |

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| PR-P003 | Proposed Second Floor | 19 June 2020 |
| PR-S001 | Proposed Section AA | 19 June 2020 |
| PR-E002 | Proposed Side Elevation 1 | 19 June 2020 |
| PR-E003 | Proposed Side Elevation 2 | 19 June 2020 |
| PR-P002 | Proposed First Floor | 19 June 2020 |
| PR-E001 | Proposed Front and Rear Elevations | 19 June 2020 |

Determined By:

Mr Mark Peacock
14 August 2020