

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/1764/FULL  
**Location:** Eisai Europe Limited, European Knowledge Centre, Mosquito Way, Hatfield, AL10 9SN  
**Proposal:** Erection of a two storey and two single storey link extensions to building and alteration to elevation to incorporate a fire escape door  
**Officer:** Mr David Elmore  
**Recommendation:** Granted

6/2020/1764/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site includes a gap between two buildings within the Eisai campus in Hatfield Business Park.</p> <p>Planning permission is sought for the erection of a two storey and two single storey link extensions and alteration to elevation to incorporate a fire escape door.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<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 (Hatfield Business Park) - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2020/1740/FULL            Decision: Granted            Decision Date: 24 September 2020            Proposal: Installation of 2x Portakabin buildings for 3 years</p> <p>Application Number: S6/2013/1232/MA            Decision: Granted            Decision Date: 19 September 2013            Proposal: Erection of two storey extension to provide 3000sqm of floor space for offices, laboratories, packaging lines and plant equipment (use class B1)</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 8,812sqm of accommodation for purposes within use class B1 and 2,338qm of accommodation for purposes within Class B8, together with associated car parking, access and landscaping. (Application made in conjunction with an</p>

<p>application on adjacent land to enable the provision of a B1/B8 headquarters campus development</p> <p>Application Number: S6/2006/1210/FP  Decision: Granted  Decision Date: 19 February 2007  Proposal: Proposed phased development of buildings to provide a total of 14,318sqm of accommodation for purposes within use class B1, with associated car parking, access, landscaping and other ancillary buildings. (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: 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>			
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	No adjoining neighbours to the application site		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	WHBC Public Health and Protection Team – No objection		
<b>Relevant Policies</b>			
<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 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others: Policies R19, HATAER1 & HATAER3 of the District Plan & Hatfield Aerodrome SPG			
<b>Main Issues</b>			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the development reflect the character of the buildings?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment:</b> The proposed extensions would discretely link a small gap between two existing buildings at three points. The submitted elevations annotate that external materials of the link extensions would match existing. The development would complement and reflect the design and character of the existing buildings.			

<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Would the development provide / retain sufficient parking?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Comment:</b> The submitted Design & Access Statement outlines that the proposal would not increase current number of staff on site.  An estimate of current usage by the Eisai estates team suggests 20 to 40 unused car parking bays exist on most days at the campus. As such, even if the additional facilities within the extensions required additional staff it is considered that the parking demand would be absorbed within the exiting parking area.
<b>Any other considerations</b>
<i>Original S106 Agreement</i>  The extensions would provide 75m <sup>2</sup> of accommodation for the purpose within Use Class B1 Business (an office link, laboratories link corridor and packaging lines space).  There additional floor area would not exceed the remaining allocated B1 floor space for the Business Park.  <i>Public Health &amp; Protection (PH&amp;P)</i>  Considerations relevant to PH&P for this application include noise from construction works and dust from construction works. The Council's PH&P Officer has been consulted for this application and presents no objection.
<b>Conclusion</b>
The proposed development would accord with all relevant local and national planning policies.

#### 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>
60624540-ACM-EI-ZZ-DR-A-00010	P1	Location Plan	17 August 2020
60624540-ACM-EI-ZZ-DR-A-00011	P1	Existing Site Plan	17 August 2020
60624540-ACM-EI-ZZ-DR-A-00012	P1	Proposed Site Plan	17 August 2020
60624540-ACM-EI-GF-DR-A-01100	P2	Existing Ground Floor Plan	17 August 2020
60624540-ACM-EI-M-	P2	Existing Walk-on Ceiling Floor Plan	17 August 2020

DR-A-01101			
60624540- ACM-EI-01- DR-A-01102	P2	Existing First Floor Plan	17 August 2020
60624540- ACM-EI-GF- DR-A-01310	P1	Proposed Ground Floor GA Plan	17 August 2020
60624540- ACM-EI-M- DR-A-01311	P1	Proposed Walk-on Ceiling GA Plan	17 August 2020
60624540- ACM-EI-01- DR-A-01312	P1	Proposed First Floor GA Plan	17 August 2020
60624540- ACM-EI-ZZ- DR-A-03100	P2	Existing Elevations 1	17 August 2020
60624540- ACM-EI-ZZ- DR-A-03101	P2	Existing Elevations 2	17 August 2020
60624540- ACM-EI-ZZ- DR-A-03310	P1	Proposed Elevations 1	17 August 2020
60624540- ACM-EI-ZZ- DR-A-03311	P1	Proposed Elevations 2	17 August 2020

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.

2. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Mark Peacock  
9 October 2020