

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

DELEGATED APPLICATION

Application No: 6/2020/3195/FULL
Location: 1 Maynard Place Cuffley Potters Bar EN6 4JA
Proposal: Replacement shop front to the front and side elevations.
Officer: Mr Sukhdeep Jhooti

Recommendation: Granted

6/2020/3195/FULL

Context			
Site and Application description	<p>The application site comprises a single end of terrace shop unit forming part of a parade of shops on the west side of Maynard Place. The building is three storey with the ground floor used as a café the upper two storeys appear to be residential. The surrounding area comprises a mix of uses, with a variety of retail and related uses.</p> <p>Planning permission is sought for replacement shop front to the front and side elevations.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2019/2022/ADV Decision: Granted Decision Date: 07 October 2019 Proposal: Installation of 2x fascia boards</p> <p>Application Number: 6/2020/1463/FULL Decision: Refused Decision Date: 10 September 2020 Proposal: Erection of a one storey roof extension to create no 6 flats including 3 x 1 bed and 3 x 2 bed flats, associated parking and cycle and refuse provision.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	None received.		
Consultees and responses	WHBC Client Services – No representations received at the time of writing this		

	report. Northaw & Cuffley Parish Council – No representations received at the time of writing this report.
Relevant Policies	
<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	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	The proposed development would be of a size, scale and design which would complement the appearance of the existing building when viewed from various angles of the general streetscene.
Impact on neighbours	By reason of its nature and siting, the proposal would safeguard neighbour living conditions.
Access, car parking and highway considerations	The proposed development would not have any parking implications due to its nature.
Landscaping Issues	Not applicable.
Any other considerations	An extractor vent is shown to the rear elevation which is required for the operation of the café use and does not require express consent.
Conclusion	
The proposal is considered acceptable and is recommended for approval.	

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
Location plan		Location plan	30 November 2020
MP-1910-EPFRE		Existing and proposed front and rear elevations	30 November 2020
MP-1910-EPSE		Existing and proposed side elevation	30 November 2020
MP-1910-EPGFP		Existing and proposed ground floor plans	30 November 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.

Determined By:

Mr Mark Peacock
25 January 2021