

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

DELEGATED APPLICATION

Application No: 6/2021/0037/FULL
Location: Eisai Limited European Knowledge Centre Mosquito Way Hatfield AL10 9SN
Proposal: Installation of two Portakabin buildings to be used for storage for a temporary period of three years
Officer: Mr David Elmore
Recommendation: Granted

6/2021/0037/FULL

Context	
Site and Application description	<p>Planning permission sought for the installation of two Portakabin buildings to be used for storage for a temporary period of three years.</p> <p>The buildings would be sited on a hard-standing surface in a gap between two large buildings forming part of the wider site.</p>
Constraints (as defined within WHDP 2005)	<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 FM00 - Flood Zone Surface Water 1000mm (7661739) - 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 Area(Hatfield Business Park) - Distance: 0 A4DES - Article 4 Direction Employment Sites() - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2020/1764/FULL Decision: Granted Decision Date: 09 October 2020 Proposal: Erection of a two storey and two single storey link extensions to building and alteration to elevation to incorporate a fire escape door</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 2,338sqm of accommodation for purposes within class B8, together with associated car parking, access and landscaping (application made in conjunction with an application on adjacent land to enable the provision of a B1/B8 headquarters campus development)</p>

	Application Number: S6/2006/1210/FP Decision: Granted Decision Date: 19 February 2007 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 provision of a B1/B8 headquarters campus development)		
	Application Number: S6/2001/0031/DE Decision: Granted Decision Date: 09 March 2001 Proposal: Erection of a building to provide 81,000sqm of accommodation for purposes within use class B1 with associated access, parking and landscaping		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 1 February 2021 Site Notice Expiry Date: 22 February 2021		
Summary of neighbour responses	No representations received		
Consultees and responses	No representations received		
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			
Would the development maintain the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development maintain the character of the buildings?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development provide / retain sufficient parking?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Conclusion			
The proposed buildings are acceptable for a temporary period of three years.			

Conditions:

1. This permission is for a limited period only expiring on 8 March 2024. The two Portakabin buildings hereby permitted shall be removed from the land, unless planning permission is granted on an application made to the Local Planning Authority.

REASON: To restrict the development to that which was applied for and in the interest of high quality design.

DRAWING NUMBERS

2. 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
DLELSBPE		Proposed Plans And Elevation	7 January 2021
DLELBPSB		Location & Block Plan	11 January 2021

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 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

Determined By:

Mr Mark Peacock
8 March 2021