

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2208/FULL  
**Location:** Toolbank Gypsy Moth Avenue Hatfield Business Park Hatfield AL10 9BS  
**Proposal:** Installation of sliding gates to replace swing gates, installation of external window and doors to accommodate increase in internal mezzanine floor and creation of additional vehicle parking.  
**Officer:** Ms Kirsty Shirley  
**Recommendation:** Granted

6/2021/2208/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located in the Hatfield Business Park. The Hatfield Business Park is designated as an Employment Area (EA6) within the Welwyn Hatfield District Plan and contains a mix of buildings in commercial or industrial use, covering approximately 85ha.</p> <p>The application site is situated in the northern part of Hatfield Business Park, bounded by Gypsy Moth Avenue to the east, a shared access road to the south, the Uno Bus Garage to the west with Hatfield Avenue beyond to the north.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>EMPL - EA6 (Hatfield Business Park) - Distance: 0            LCA - Landscape Character Area (De Havilland Plain) - Distance: 0            PAR - PARISH (HATFIELD) - Distance: 0            Wards - Hatfield Villages - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            CP - Cycle Path (Cycle Facility / Route) - Distance: 17.28            FM30 - Flood Zone Surface Water 30mm (1873471) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2722294) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2722453) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2722540) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7585264) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7585068) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7661347) - 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>
<b>Relevant planning history</b>	<p>Application Number: S6/2013/1184/FP            Decision: Approval Subject to s106</p>

	<p>Decision Date: 13 September 2013          Proposal: Erection of a warehouse (use class B8), totalling 3768 square metres including ancillary office accommodation with car parking, lorry manoeuvring areas, loading and unloading facilities, cycle parking, boundary treatment, landscaping, lighting and access</p> <p>Application Number: S6/2014/0125/AD          Decision: Granted          Decision Date: 02 May 2014          Proposal: Installation of fascia signs and directional signs</p> <p>Application Number: 6/2018/2946/FULL          Decision: Granted          Decision Date: 28 January 2019          Proposal: Erection of temporary secure vehicular storage area with associated security fencing</p> <p>Application Number: 6/2018/3255/FULL          Decision: Granted          Decision Date: 08 March 2019          Proposal: Erection of a pre-delivery inspection facility (Use Class B2), together with car storage area (Use Class B8), staff car parking, cycle parking, boundary treatment, landscaping, lighting and access</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour notification letter		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	<p>WHBC Parking Services – Comment: <i>Any additional parking provision on site is welcome to see in order to reduce any parking displacement into nearby residential roads such as Champion Road/Tamblin Way</i></p> <p>WHBC Public Health and Protection – Comment: <i>The addition of electrical vehicle charging points is fully supported, and there are no issues to raise.</i></p> <p>HCC Transport and Programmes Strategy – Comment: <i>The Highway Authority does not wish to raise an objection to the proposals.</i></p> <p>WHBC Client Services – no response          WHBC Landscapes Department – no response          Hatfield Town Council – no response          WHBC Economic Development Officer – no response          HCC Water Officer – no response</p>		
<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 checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others: EMP1, EMP2, D8, Hatfield Aerodrome Supplementary Design			

Guidance, Supplementary Design Guidance, Supplementary Parking Guidance, Council's Interim Policy for Car Parking

**Main Issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes  No  N/A

**Comment** (if applicable):

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable): The National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The proposal is for the installation of sliding gates to replace swing gates, installation of additional parking and the installation of external windows and doors to accommodate internal mezzanine floor.

The replacement of the swing gates with sliding gates allows for additional car parking spaces in the areas where the left gate previously swung in. The existing swing gates and proposed sliding gates are approximately 2.1m in height. The existing swing gates are a metal post and frame system, with intermediate posts and see-through mesh aperture finished in green RAL 6005. The proposed sliding gates are metal and operate on a single line roller system which runs parallel to the kerb. The proposed sliding gates would also consist of a see-through mesh aperture and be finished in green RAL 6005. The proposed gates would therefore be similar in design and style to the existing gates and would remain in keeping with the appearance of the existing gates.

Three additional car parking spaces are proposed to infill the space resultant space following the removal of the swing gate. The spaces would be located next to existing car parking spaces at the front of the application site. A landscaped border is proposed to be removed to facilitate a further six car parking spaces opposite existing car parking spaces centrally located within the site. These car parking spaces would benefit from four Electric Vehicle (EV) charging points placed intermittently between the spaces.

Additional windows and a fire exit would be inserted into the front elevation of the application building. The proposed fire exit would be positioned in proximity to the internal stairs installed to serve the mezzanine floor. The fire exit would be the same size and scale as the existing trade counter entrance located within the same elevation and would appear in keeping with the existing building. A window is proposed in the ground floor elevation in proximity to the trade counter entrance door to facilitate an office. The window would be smaller in size and scale to the existing windows but would appear similar in style. A window of similar appearance is proposed within the first floor elevation of the elevation to serve an office. Three further windows would be inserted into the first floor elevation to serve the offices within the mezzanine floor. These windows are the same in style, size and scale as the existing windows within the front elevation.

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable):

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable): No neighbour representations have been received.

The application site is located within the Hatfield Business Park, adjoining commercial units and is located a substantial distance from nearby residential areas. It is considered that the scale and

location of the development would not result in a detrimental loss to amenity of nearby neighbours in terms of loss of light, loss of privacy or overbearing impact.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable): There are no changes proposed to the access arrangements of the site.

The proposed car parking spaces would not be DDA compliant, however two DDA compliant car parking spaces are maintained at the front of the application building. The site also benefits from cycle parking which is maintained.

The Hertfordshire County Council Transport Plan Policy 5 (HCCTPP5) requires all new development to provide Electric Vehicle (EV) infrastructure. The site does not currently benefit from EV infrastructure and the HCCTPP5 requires new parking provision in new developments to have passive and active charging infrastructure.

The development is for an additional 9 car parking spaces within an existing development, in this case therefore, no active or passive charging infrastructure is necessary to make this development acceptable. However, four EV charging points would be installed serving the car parking spaces located by the existing landscaped border.

The proposal includes a mezzanine floor which would increase office capacity and it is considered that the additional car parking spaces would meet this increased capacity. The site also benefits from cycle access and cycle parking within the site which is maintained.

It is noted that the Hertfordshire Highways Authority have recommended a condition for the access gates to either open inwards or sliding, however as the proposal includes sliding gates, the inclusion of this condition is therefore not considered to be reasonable or appropriate.

**Any other issues**

*Landscaping*

There are no Tree Preservation Orders on or adjacent to the site, however the landscaping within and surrounding the site is important to screen and soften the appearance of the built development.

The design of the proposal has been based on making the most efficient use of the site without undue impacts on the surrounding landscape.

From a recent site visits, the proposed landscape to be removed features four young trees with lower shrubbery. These trees do not have a TPO and the site benefits from extensive planting around the site with four trees remaining elsewhere within the site.

Overall, it is considered that while the proposal would result in a loss of landscaping within the site, it is judged that an appropriate balance between hard and soft landscaping is maintained within the site.

**Conclusion**

The proposal is considered to be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

**Conditions:**

1. Prior to the first use of the car parking spaces hereby approved, the electric charging points permitted within this application must be installed and be made ready for use. These charging points and associated parking spaces must be permanently retained thereafter.

REASON: To promote sustainable transport in accordance with Policy SADM 12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

**DRAWING NUMBERS**

2. 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>
0 / 6314 -21 / 01		Location Plan	21 July 2021
0 / 6314 -21 / 02		Existing Parking Site Plan	21 July 2021
0 / 6314 -21 / 05		Proposed Floor Plans	21 July 2021
0 / 6314 -21 / 06		Existing And Proposed Floor Plans	21 July 2021
0 / 6314 -21 / 07		Existing And Proposed Elevations	21 July 2021
0 / 6314 -21 / 03	A	Proposed Parking Site Plan	23 September 2021
0 / 6314 -21 / 08		Existing and Proposed Gate Elevations	4 August 2021
0 / 6314 -21 / 04	A	Existing Floor Plans	4 August 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](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 William Myers  
7 October 2021