

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2879/FULL  
**Location:** Comet Hotel St Albans Road West Hatfield AL10 9RH  
**Proposal:** Installation of wooden post and rope fence to front boundary and installation of wooden gates to service yard.  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/2879/FULL

<b>Context</b>	
<b>Site and Application description</b>	The site is a triangular-shaped parcel of land facing onto the roundabout junction of Comet Way and St Albans Road West in Hatfield. The Comet Hotel is a Grade II listed building (list entry no: 1101036). Designed by E. B. Musman, it was constructed in 1933 and is characteristic of the Art Deco style.
<b>Constraints (as defined within WHDP 2005)</b>	LBC - LISTED BUILDING Hotel. 1933. By EB Musman. Red brick with - Distance: 0 LBC - NULL Milepost to West of St. Albans Road West Roundabout - Distance: 28.84 LBC - NULL NULL - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 184) - Distance: 47.29 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 19.28 FM30 - Flood Zone Surface Water 30mm - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 HEN - No known habitat present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Wilkin's Green) - Distance: 0
<b>Relevant planning history</b>	Application Number: 6/2016/1740/LB Decision: Granted Decision Date: 14 October 2016 Proposal: Extension and refurbishment of the Grade II listed building (Use Class C1) following demolition of existing rear and side extensions. Erection of 7,253.7sqm student accommodation (Sui Generis), landscaping and associated works  Application Number: 6/2016/1739/MAJ Decision: Granted Decision Date: 03 February 2017 Proposal: Extension and refurbishment of the Grade II listed building (Use Class C1) following demolition of existing rear and side extensions. Erection of 7,253.7sqm student accommodation (Sui Generis), landscaping and associated works

Application Number: 6/2017/1476/HOUSE

Decision: Refused

Decision Date: 03 October 2017

Proposal: Erection of first floor front, side and rear extensions

Application Number: 6/2017/2746/LB

Decision: Granted

Decision Date: 15 February 2018

Proposal: Extension and refurbishment of the Grade II listed building (Use Class C1) following demolition of existing rear and side extensions. Erection of student accommodation (Sui Generis) with landscaping and associated works.

Application Number: 6/2019/0957/LB

Decision: Granted

Decision Date: 15 July 2019

Proposal: Various Signage Display

Signs 1 & 2: 2 no. Halo illuminated Fusion Students logo on student accommodation (sign type 1);

Signs 3-6: 4 no. Student block identification lettering on student accommodation (non-illuminated) (sign type 2A);

Signs 7-12: 6 no. Student block identification halo illuminated lettering on student accommodation (sign type 2B);

Sign 13: 1 no. Hotel entrance sign on Comet Hotel (sign type 3);

Sign 14: 8 no. Student accommodation glazing manifestation on student accommodation (sign type 4b);

Sign 15: 1 no. South east elevation Comet Hotel identification signage on Comet Hotel (sign type 6);

Sign 16: 1 no. Restaurant identification sign on Comet Hotel (sign type 5);

Sign 17: 2 no. Comet Hotel entrance totem signs (sign type 8); and

Sign 18: 1 no. North east elevation Comet Hotel identification signage on Comet Hotel (sign type 7).

Application Number: 6/2019/0953/ADV

Decision: Granted

Decision Date: 06 August 2019

Proposal: Various Signage display

Signs 1 & 2: 2 no. Halo illuminated Fusion Students logo on student accommodation (sign type 1);

Signs 3-6: 4 no. Student block identification lettering on student accommodation (non-illuminated) (sign type 2A);

Signs 7-12: 6 no. Student block identification halo illuminated lettering on student accommodation (sign type 2B);

Sign 13: 1 no. Hotel entrance sign on Comet Hotel (sign type 3);

Sign 14: 8 no. Student accommodation glazing manifestation on student accommodation (sign type 4b);

Sign 15: 1 no. South east elevation Comet Hotel identification signage on Comet Hotel (sign type 6);

Sign 16: 1 no. Restaurant identification sign on Comet Hotel (sign type 5);

Sign 17: 2 no. Comet Hotel entrance totem signs (sign type 8); and

Sign 18: 1 no. North east elevation Comet Hotel identification signage on Comet Hotel (sign type 7).

Application Number: 6/2019/3244/ADV

Decision: Refused

Decision Date: 27 February 2020

	Proposal: Installation of 2x Illuminated signage (2 no. locations)  Application Number: 6/2019/3245/LB Decision: Refused Decision Date: 27 February 2020 Proposal: Installation of 2x Illuminated signage (2 no. locations)		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 10 November 2021 Site Notice Expiry Date: 1 December 2021 Press Advert Display Date: 27 October 2021 Press Advert Expiry Date: 17 November 2021		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	Conservation Officer – 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			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed by giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with a core principle of the National Planning Policy Framework (NPPF) that planning should seek to secure a high quality design.</p> <p>The application is for the installation of wooden post and rope fence to front boundary and installation of wooden gates to service yard. The timber posts would be 1 metre in height. The proposed gates to the bin store reinstate former gates of the same design, and also match an existing door to the service yard. It is therefore considered that the proposal is a simple and visually unobtrusive design which would not result in undue harm to the site or street scene.</p> <p>Furthermore, it is considered that the proposal would not cause harm to the significance of the listed building (in accordance with Section 16 of the NPPF).</p>		
<b>Impact on neighbours</b>	The proposal would not have an impact on neighbour amenity.		
<b>Conclusion</b>			
The development would be in accordance with relevant policies in the District Plan, the Supplementary Design Guidance and the NPPF.			

## 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>
185-104-A		Block Plan	7 October 2021
185-102-A	A	Typical Boundary Fence Elevation	12 October 2021
185-101-A	A	Proposed Gate Elevations And Section	12 October 2021
185-103-A	A	Site Location Plan	12 October 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).

### **Determined By:**

Mr Mark Peacock  
7 December 2021