

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2880/LB  
**Location:** Comet Hotel St Albans Road West Hatfield AL10 9RH  
**Proposal:** Installation of wooden gates to service yard  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/2880/LB

<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 Wards - Hatfield Villages - Distance: 47.29 A4HD - Article 4 HMO Direction - 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

	<p>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.</p> <p>Application Number: 6/2019/0957/LB  Decision: Granted  Decision Date: 15 July 2019  Proposal: Various Signage Display  Signs 1 &amp; 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).</p> <p>Application Number: 6/2019/0953/ADV  Decision: Granted  Decision Date: 06 August 2019  Proposal: Various Signage display  Signs 1 &amp; 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).</p> <p>Application Number: 6/2019/3244/ADV  Decision: Refused  Decision Date: 27 February 2020  Proposal: Installation of 2x Illuminated signage (2 no. locations)</p> <p>Application Number: 6/2019/3245/LB  Decision: Refused  Decision Date: 27 February 2020  Proposal: Installation of 2x Illuminated signage (2 no. locations)</p>
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<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 Others			
<b>Main Issues</b>			
<b>Impact on the character and setting of the listed building and adjoining listed buildings</b>	<p>Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “<i>special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>”. The specific historic environment policies within the National Planning Policy Framework (NPPF) are contained within paragraphs 189-208. Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</p> <p>The proposal is to install wooden gates to service yard. The proposed gates to the bin store reinstate former gates of the same design, and also match an existing door to the service yard (photographs provided in the Design and Access Statement). There is no harm caused to the significance of the listed building (in accordance with Section 16 of the NPPF) and the setting of the listed building will be preserved as per Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>		
<b>Conclusion</b>			
The proposal is considered to be compliant with the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990 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
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	12 October 2021

185-103-A      A      And Section  
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