

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/0586/FULL  
**Location:** Land at De Havilland Campus University of Hertfordshire Mosquito Way Hatfield AL10 9UF  
**Proposal:** Retention of temporary classroom  
**Officer:** Mr Mark Peacock

**Recommendation:** Granted

6/2023/0586/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The University of Hertfordshire (UoH) is seeking planning permission for the erection of temporary teaching space on its De Havilland campus as a means to meet a short term peak in student numbers. This application is made retrospectively with the works undertaken by the applicant in September 2022, in response to an unexpected increase in student numbers at the start of the 2022/2023 academic year. It is proposed to meet this short term need by creating additional teaching space on the College Lane Campus through the erection of a temporary structure for a period of up to 36 months from September 2022 until September 2025.</p> <p>The application site is located in the central part of the College Lane Campus within a courtyard of the 'Main Building'.</p> <p>The temporary classroom is 12m by 32.5m in size and can accommodate approximately 212 students. It is 3m in height. The temporary structure, whilst non-permanent in design, is solidly constructed, from Clearspan Aluminium. There are no foundations, and the building is secured via 32 concrete weights around the exterior. Access is via a ramp which means the building is accessible to the widest possible range of students.</p> <p>Once the use ceases, the site will be returned to its previous function and appearance, which comprises a path and area of grass.</p> <p>The approach of erecting a temporary classroom has been pursued specifically to meet a short term unprecedented need whilst the UoH focus on a longer term solution for growth on its campuses. The longer term solution involves the identification of a suitable location for permanent additional teaching space elsewhere across the campus, either through the extension of existing buildings or remodelling of internal layouts. This work is underway but has not yet been completed.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>SAG - 0 - Distance: 0            LCA - Landscape Character Area (De Havilland Plain) - Distance: 0            PAR - PARISH (HATFIELD) - Distance: 0            UoH - University (University) - Distance: 0            Wards - Hatfield Villages - Distance: 0</p>

	A4HD - Article 4 HMO Direction - Distance: 0 A4DAS - Hatfield Additional Storeys Article 4 Direction - 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		
<b>Relevant planning history</b>	Application Number: 6/2023/0448/FULL Decision: Pending Proposal: Retention of temporary classroom		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 12 April 2023 Site Notice Expiry Date: 4 May 2023		
<b>Summary of neighbour responses</b>	<ul style="list-style-type: none"> <li>None</li> </ul>		
<b>Consultees and responses</b>	Hatfield Town Council – Commented: If there have been no other comments or complaints then Hatfield Town Council are happy with this application.  HCC Water Officer – No response		
<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 checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others: R1, R19, EMP12, D8, University of Hertfordshire 2020 Estates Vision			
<b>Main Issues</b>			
<b>Principal of Development</b>	<p>The site is designated as ‘University of Hertfordshire under District Plan Policy EMP12. This policy states that development of the university sites shall accord with a Masterplan to be approved by the Council. In 2012, the University consulted upon and published its 2020 Estates Vision setting out a 10-year plan for investment within the University estate. This vision was endorsed by Welwyn Hatfield Borough Council in the same year, which recognised the 2020 Estates Vision as a material consideration in the future determination of planning applications.</p> <p>Whilst the 2020 Estates Vision shows that the application site is to remain as open space to serve the Campus, it is clear that such masterplan is indicative only. The proposed development for teaching does not contradict the underlying development principles of the Campus. There is also a clear need of the proposal for a temporary period in order to create additional teaching space. Once the temporary building is removed, the site will be reverted back to open space.</p> <p>The open space is ancillary to the university campus, falling within Use Class F1 (learning and non-residential institutions). Therefore, the use of the application site for Class F1 use means that there is no material Change of</p>		

	<p>Use.</p> <p>Given the proposed development will not lead to a material change of use, the proposal is not contrary to the development principles of the 2020 Estates Vision. The principle of ancillary education use of the proposed development is acceptable. It is also in accordance with Policies R1 and EMP12 of the District Plan.</p>
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>The proposed building is considered a modestly sized development when compared to other buildings close by. It would be located well within Campus, such that there would be minimal, if any, views of the building from public vantage points. Adequate set-back distances would be maintained from nearby buildings. The appearance of the building is influenced by its pre-fabricated nature and can be described as functional. Similarly, the materials are partly determined by their ability to be transported and re-used. Whilst the design and appearance of the building would not necessarily be of satisfactory quality for a permanent structure, the proposal is acceptable for a temporary period of up to 36 months, which can be controlled by condition.</p>
<b>Impact on neighbours</b>	<p>The proposal is it is not considered to have any adverse impact in this regard as it would be well contained within the university campus, approximately 100m from the nearest residential property.</p>
<b>Access, car parking and highway considerations</b>	<p>No changes are proposed to existing access and parking arrangements. The proposal it is not considered to have any adverse impact in this regard due to its location within the University Campus which is well served by car parking, cycle storage and public transport.</p>
<b>Conclusion</b>	
<p>Subject to the suggested conditions and informatives, the proposed development would be acceptable in planning terms.</p>	

**Conditions:**

1. This permission is for a limited period only expiring on 30 September 2025 and the use hereby permitted shall be discontinued and the land restored to its former condition on or before that date.

REASON: To enable the Local Planning Authority to fully consider the effects of the development in the interests of good planning and quality of design in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 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>
002		North Elevation	16 March 2023
012		Site Plan	16 March 2023
003		South Elevation	16 March 2023
001		Structure Plan	16 March 2023
005		West Elevation	16 March 2023
PL_02 (dh)		Site Plan Drainage	14 March 2023
PL_00 (dh)		Marquee Site And Location Plans Dh Location Plan	14 March 2023
PL_01 (dh)		Site Plan	14 March 2023

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. The planning authority has determined the application on the basis of the information available to it but this does not warrant or indicate that the application site is safe or stable or suitable for the development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

**Determined By:**

Mr Ganesh Gnanamoorthy  
11 May 2023