

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

DELEGATED APPLICATION

Application No: 6/2023/2321/FULL
Location: Cuffley Gate Sopers Road Cuffley Potters Bar EN6 4RY
Proposal: Erection of a new steel structure canopy (sheltering) for ventilation and storing goods for the manufacturing process and extension to existing sheltering by the west block for ventilation and storing goods for the manufacturing process
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2023/2321/FULL

Context	
Site and Application description	<p>The application site comprises two industrial buildings; Barley House to the east and MIR PAC building to the west. The site is located within the Sopers Road Employment area (EA9) which is designated for Class E(g), B2 and B8 and associated land uses under Policy SADM10 of the Local Plan. Policy E2 of the Northaw and Cuffley Neighbourhood Plan identifies Sopers Road as the main employment area within the area.</p> <p>Planning permission is sought for the erection of a new steel structure canopy next to Barley House and extension to existing sheltering adjacent to MIR PAC building.</p>
Constraints	<p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0 EMPL - EA9 (Sopers Road) - Distance: 0 GB - Green Belt - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 ALA - Broxbourne - Distance: 0 FM30 - Flood Zone Surface Water 30mm (1889561) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2748014) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (18092) - Distance: 0 HEN - No known habitat present (high priority for habitat creation) - Distance: 0 HEN - No known habitat present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 A4DES - Article 4 Direction Employment Sites(Removal of PD right to demolish employment premises and rebuild dwellings or flats (Class ZA Part 20 Schedule 2 of the GPDO) to come into force on 01 Feb 2022.) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/1979/0392/ Decision: Granted Decision Date: 12 June 1979 Proposal: Extension to house equipment for servicing sawmilling equipment</p> <p>Application Number: S6/1979/0391/ Decision: Granted Decision Date: 12 July 1979</p>

	<p>Proposal: Site for re-organisation of yard</p> <p>Application Number: S6/1979/0486/ Decision: Granted Decision Date: 06 September 1979 Proposal: Change of use of part of building from manufacturing to showroom</p> <p>Application Number: S6/1980/0840/ Decision: Granted Decision Date: 19 February 1981 Proposal: Change of use from showroom to office and provision of mobile temporary office</p> <p>Application Number: S6/1988/0799/FP Decision: Granted Decision Date: 21 November 1988 Proposal: Single storey side extension to factory</p> <p>Application Number: S6/1990/0673/FP Decision: Granted Decision Date: 25 September 1990 Proposal: Non-compliance with condition of Planning Permission 1561/61, that limits the occupation of the building to a local user</p> <p>Application Number: S6/2012/1443/AD Decision: Granted Decision Date: 28 November 2012 Proposal: Installation of 2 x fascia sign</p> <p>Application Number: S6/2012/1444/FP Decision: Refused Decision Date: 11 December 2012 Proposal: Change of use of unit from Use Class B8 (Storage and Distribution) to Use Class A5 (Hot Food Takeaway)</p> <p>Application Number: S6/2013/0710/FP Decision: Granted Decision Date: 12 June 2013 Proposal: Installation of two gas tanks and erection of an enclosure</p> <p>Application Number: 6/2019/3116/FULL Decision: Granted Decision Date: 16 March 2020 Proposal: Retention of rear and side steel canopy structures</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	<p>Site Notice Display Date: 17 January 2024 Site Notice Expiry Date: 7 February 2024 Neighbour letters</p>		
Summary of neighbour responses	<p>Media House Sopers Road – Objection</p> <ul style="list-style-type: none"> The design and use of materials is aesthetically poor and harmful to the quality of the area and outlook of occupiers of business rooms in 		

	<p>Sopers House whose sole outlook is towards the proposed extension and within a few metres – the proposed extension extends right to the common boundary.</p> <ul style="list-style-type: none"> • The scale, height, size and bulk of the proposed extension would result in a loss of light to the adjacent business units only a few metres away. • The design quality is poor. • The proposed extension would increase the built area of the site and remove areas for parking and manoeuvring of vehicles on a site and within an area suffering from parking stress and insufficient on site availability to accommodate larger vehicles and car parking.
Consultees and responses	<p>Network Rail – No comments Northaw and Cuffley Parish Council – No response</p>
Relevant Policies and Guidance	
<p>National Planning Policy Framework</p> <p>The Welwyn Hatfield Borough Council Local Plan 2016-2036:</p> <ul style="list-style-type: none"> • SP1 Delivering Sustainable Development • SP3 Settlement Strategy and Green Belt Boundaries • SP4 Transport and Travel • SP8 The Local Economy • SP9 Place-making and High Quality Design • SADM2 Highway Network and Safety • SADM10 Employment Development • SADM11 Amenity and Layout • SADM12 Parking, Servicing and Refuse <p>Northaw and Cuffley Neighbourhood Plan 2022-2036:</p> <ul style="list-style-type: none"> • D2 Local Character • E2 Sopers Road <p>Planning Guidance:</p> <ul style="list-style-type: none"> • Supplementary Design Guidance 2005 • Supplementary Planning Guidance Parking Standards 2004 • Interim Policy for Car Parking Standards and Garage Sizes 2014 • Planning Practice Guidance • National Design Guide 	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Paragraph 131 of the NPPF advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.</p> <p>Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, also responding to the character and context of the surrounding area. The Council’s Supplementary Design Guidance (SDG) includes guidance that new development should complement and reflect the design and character of the host building and surrounding area.</p>

	<p>The proposal includes an extension to the existing sheltering next to the MIR PAC building for ventilation and storing goods for the manufacturing process. This element of the proposal would be sited along the boundary with Media House where there are windows serving offices on the ground and first floor. The height of the structure would be retained and there would be a gap of approximately 5 metres between the boundary wall and flank wall of the neighbouring building. With regards to the structure canopy next to Barley House, it would be located adjacent to containers sited at the recycling centre next door. It is considered that the height, scale and siting of both structures would not appear dominant and prominent within the surrounding industrial estate.</p> <p>The structures would be finished in metal cladding sheets. External materials can be secured via a condition. It is considered that the design of the structures is acceptable in this location.</p> <p>Overall, the proposed development would not adversely affect the character and appearance of the existing buildings and surrounding area. Accordingly, this proposal accords with local and national policies.</p>
<p>Impact on neighbours</p>	<p>Policy SADM11 of the Local Plan seeks to provide a good standard of amenity for buildings and external open space in line with the Council's Supplementary Design Guidance. The Council's SDG states that new development should not cause loss of light or be unduly dominant from adjoining/adjacent properties.</p> <p>The comments from the adjoining neighbour are acknowledged.</p> <p>The extension to the structure next to the MIR PAC building will most likely impact the ground and first floor offices at Media House. The side elevation of this neighbouring building is south facing and it experiences light from morning till early afternoon. Whilst the existing structure blocks light to the ground floor rear offices, the extension would not result in a significant change to the current situation. Additionally, given the scale and separation distance, this would limit the impact on Media House.</p> <p>The proposed structure next to Barley House would be close to containers and area of hardstanding at the neighbouring recycling centre. As such, it is not considered that this structure would impact on the neighbouring occupiers.</p> <p>Overall, it is considered that the proposal would not have an unduly adverse impact on the occupiers of neighbouring buildings.</p>
<p>Access, car parking and highway considerations</p>	<p>The application site benefits from ample on-site car parking. The proposal would not alter parking spaces on site. Therefore, car parking is not a consideration for this application.</p>
<p>Conclusion</p> <p>Subject to conditions, the proposed development is in accordance with the development Plan. It is therefore recommended that planning permission is granted.</p>	

Conditions:

1. The development must not be carried out other than in accordance with the details of external materials specified on the submitted application form. Details of any alternative materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield Borough Council Local Plan 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:

Plan Number	Revision Number	Details	Received Date
01		Site Location and Block Plan	19 March 2024
02		Existing Roof Plans	17 November 2023
03		Existing Elevations	17 November 2023
05		Proposed Elevations	27 November 2023
04		Proposed Roof Plans	27 November 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 applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Determined By:

Mr Mark Peacock
22 March 2024