

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/2464/FULL  
**Location:** 3 Maynard Place Cuffley Potters Bar EN6 4JA  
**Proposal:** Alterations to shop front  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2023/2464/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>Maynard Place is situated off Station Road and comprises of a small parade of shops. The application site is a café' with accommodation located above.</p> <p>This application seeks planning permission for alterations to the shop front. Alterations include a fascia sign, retractable blind housing blind in closed position and new glazed aluminium framed shopfront with bi-fold doors to be finished in Black Grey RAL 7021 with stone surround pilaster.</p>
<b>Constraints</b>	<p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0            PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0            Wards - Northaw &amp; Cuffley - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7631527) - Distance: 0            HEN - No known habitats present (medium priority for habitat creation) - Distance: 0            SAGB - Sand and Gravel Belt - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: E6/1972/1594/            Decision: Granted            Decision Date: 21 April 1972            Proposal: Shop front.</p> <p>Application Number: S6/2008/0001/LU            Decision: Granted            Decision Date: 31 July 2008            Proposal: Certificate of lawfulness for the use of premises as a bakery and café (A3)</p> <p>Application Number: S6/2009/1311/FP            Decision: Granted            Decision Date: 10 February 2010            Proposal: Installation of ventilation flue to rear of premises to cover existing extraction fan</p> <p>Application Number: S6/2013/0204/S73B            Decision: Granted            Decision Date: 25 March 2013            Proposal: Variation of condition 1 (time limit) from planning permission</p>

	<p>S6/2009/1311/FP - Installation of ventilation flue to rear of premises to cover existing extraction fan</p> <p>Application Number: 6/2016/1857/VAR  Decision: Granted  Decision Date: 05 May 2017  Proposal: Variation of condition 1 (plans) on planning permission 6/2015/2333/FULL</p> <p>Application Number: 6/2023/0426/FULL  Decision: Granted  Decision Date: 21 June 2023  Proposal: Renewal of existing kitchen extract system</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 24 January 2024 Site Notice Expiry Date: 14 February 2024		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None received.		
<b>Relevant Policies and Guidance</b>			
National Planning Policy Framework  The Welwyn Hatfield Borough Council Local Plan 2016-2036: <ul style="list-style-type: none"> <li>• SP1 Delivering Sustainable Development</li> <li>• SP3 Settlement Strategy and Green Belt Boundaries</li> <li>• SADM6 Shopfronts, Adverts and Signage</li> <li>• SP9 Place-making and High Quality Design</li> <li>• SADM11 Amenity and Layout</li> <li>• SADM12 Parking, Servicing and Refuse</li> </ul> Northaw and Cuffley Neighbourhood Plan 2022-2036: <ul style="list-style-type: none"> <li>• D2 Local Character</li> </ul> Planning Guidance: <ul style="list-style-type: none"> <li>• Supplementary Design Guidance 2005</li> <li>• Supplementary Planning Guidance Parking Standards 2004</li> <li>• Interim Policy for Car Parking Standards and Garage Sizes 2014</li> <li>• Planning Practice Guidance</li> </ul>			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area and existing building?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b>			

This application seeks planning permission for alterations to the shop front. Although the alterations would be visible within the streetscene, it is considered that the proposed alterations would have an acceptable impact upon the character and appearance of the existing building and the street scene.

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.) The proposal would not adversely impact upon neighbouring residential occupiers.

Yes  No  N/A

**Comment** (if applicable):

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

Yes  No  N/A

**Comment** (if applicable):

**Any other issues** | N/A

**Conclusion**

Subject to conditions, the proposed development is in accordance with the local plan, Northaw & Cuffley Neighbourhood Plan and NPPF and is recommended for approval.

**Conditions:**

1. The development must not be carried out other than in accordance with the details of external materials specified on the approved drawings. 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
L100		Location Plan and Block Plan	8 December 2023
PE101		Pre-Existing Plans Elevation and Section	8 December 2023
E101		Existing Plans Elevation and Sectopm	8 December 2023
P101		Proposed Plans Elevation and Sections	8 December 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. You are advised that whilst planning permission is granted for the proposed shopfront, a separate application for advertisement consent may be required. Please refer to the document on the following link which provides guidance in relation to advertisement regulations and which types of signage require advertisement consent and which benefit from deemed consent:  
<https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers>
2. 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.
3. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
4. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
5. 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 Ganesh Gnanamoorthy  
19 February 2024