

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

**DELEGATED APPLICATION**

**Application No:** 6/2024/0117/FULL  
**Location:** Eisai Manufacturing European Knowledge Centre Mosquito Way  
 Hatfield AL10 9SN  
**Proposal:** Retention of two portakabin storage buildings  
**Officer:** Ms Syndsey Ballet

**Recommendation:** Granted

6/2024/0117/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The site lies within the Hatfield Business Park, which is covered by the adopted Hatfield Aerodrome Supplementary Planning Guidance (1999) and Masterplan. Hatfield Business Park is designated as an employment area (EA6), under Policy SADM10 of the Welwyn Hatfield Local Plan.</p> <p>The application seeks planning permission for the retention of two Portakabin buildings installed following the planning approval reference 6/2021/0037/FULL for a temporary period of three years.</p> <p>The Portakabin are sited on a hard-standing surface within the service yard at the centre of the site and measure approximately 10.242 metres depth x 3.266 metres width x 2.573 metres max. height and overall floor space of 29.6sqm. The wider site has an area of approximately 5.94Ha and accommodates research, development, and manufacturing plant for the pharmaceuticals company Eisai Europe Ltd. Access to the site is from Mosquito Way which bounds the site to the north-west.</p> <p>The submitted Design &amp; Access Plan states that <i>“The Portakabin buildings currently provides essential storage and allows for the manufacturing operations. The structures proven to be functional, safe, and aesthetically compatible with the site. Its retention supports Eisai Manufacturing in providing necessary space for the products awaiting for manufacture. It is believed that constructing a new office facility would potentially cause significant downtime and hinder productivity. Therefore, retention of the buildings is a cost-effective solution compared to constructing a new building.”</i></p> <p>Since the previous application, Welwyn Hatfield Borough Council have adopted a new Local Plan, and as such, the application is subject to assessment against the new policies.</p>
<b>Constraints</b>	<p>SAG - 0 - Distance: 0            EMPL - EA6 ( ) - Distance: 0            PAR - PARISH (HATFIELD) - Distance: 0            Wards - Hatfield Villages - Distance: 0            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) -</p>

	Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - 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		
<b>Relevant planning history</b>	Application Number: 6/2020/1764/FULL Decision: Granted Decision Date: 09 October 2020 Proposal: Erection of a two storey and two single storey link extensions to building and alteration to elevation to incorporate a fire escape door  Application Number: 6/2021/0037/FULL Decision: Granted Decision Date: 08 March 2021 Proposal: Installation of two Portakabin buildings to be used for storage for a temporary period of three years  Application Number: 6/2021/2034/FULL Decision: Granted Decision Date: 06 October 2021 Proposal: Installation of three storage containers  Application Number: 6/2021/3240/FULL Decision: Granted Decision Date: 30 December 2021 Proposal: Erection of chemical storage units  Application Number: 6/2023/1634/FULL Decision: Granted Decision Date: 08 November 2023 Proposal: Retention of one of two Portakabin buildings installed following the planning approval ref: 6/2020/1740/FULL for a temporary period of three years		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	N/A		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	WHBC - Public Health and Protection - No objection. Hatfield Town Council - No response		
<b>Relevant Policies and Guidance</b>			
<b>National Planning Policy Framework</b>			
<b>The Welwyn Hatfield Borough Council Local Plan 2016-2036:</b>			
<ul style="list-style-type: none"> <li>• SP1 Delivering Sustainable Development</li> <li>• SADM2 Highway Network and Safety</li> <li>• SADM10 Employment Development</li> </ul>			

- SP9 Place-making and High-Quality Design
- SADM11 Amenity and Layout
- SADM12 Parking, Servicing and Refuse

**Planning Guidance:**

- Supplementary Planning Guidance Parking Standards 2004
- Interim Policy for Car Parking Standards and Garage Sizes 2014

**Main Issues**

<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	Notwithstanding that the policies have changed since the previous planning permission was granted under application of 6/2021/0037/FULL, the Portakabins are still considered to be of an acceptable size, scale, design and siting, remaining ancillary to the main use of the adjacent buildings. The Portakabins would be contained within the site and concealed from view of the public realm thus no undue impacts upon the street scene are afforded in this instance. In terms of size, scale, siting, use and appearance, no resulting impacts are incurred as a result of the retention of these buildings, thus considered in accordance with National Planning Policy Framework; Policies SP1, SADM10 and SP9 of the Welwyn Hatfield Borough Local Plan and Supplementary Design Guidance 2005, and is therefore acceptable in this regard.
<b>Impact on neighbours</b>	The assessment from the previous application of 6/2021/0037/FULL remains, and it is considered that the retention of the portakabins would not pose significant impact upon surrounding neighbouring amenity, despite the change in local policy. The proposal is therefore in accordance with Policy SADM11 of the Welwyn Hatfield Borough Local Plan, the Welwyn Hatfield Supplementary Design Guidance and the National Planning Policy Framework, and is therefore acceptable in this regard
<b>Access, car parking and highway considerations</b>	Despite the change in policy since the previous application of 6/2021/0037/FULL, it is considered that the retention of the portakabins would not impact upon the existing parking layout and provision, and the access arrangements remain unchanged. The retention of the portakabins is considered to be in accordance with Policy SP9, SADM2 and SADM12 of the Welwyn Hatfield Local Plan 2023; the guidance in the Council's Supplementary Planning Guidance Parking Standards 2004 and the Interim Policy for Car Parking Standards and Garage Sizes, and is therefore acceptable in this regard
<b>Landscaping Issues</b>	N/A
<b>Any other considerations including preserved or enhanced character or appearance of Conservation Area</b>	N/A

**Conclusion**

Subject to the suggested conditions, the proposed development would be in accordance with the relevant policies of the Welwyn Hatfield Local Plan and the National Planning Policy Framework.

## 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>
03KT		Elevations	22 January 2024
02KT		Proposed Location Plan and Block Plan	23 January 2024
03KT		Existing Location and Block Plan	24 January 2024

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 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.
3. 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 Mark Peacock  
20 March 2024