

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: S6/2015/1021/FP
Location: Unit 26, Hearle Way, Hatfield, AL10 9EW
Proposal: Installation of mezzanine floor and windows to first floor
Officer: Mr M Peacock

Recommendation: Granted

S6/2015/1021/FP

Context	
Site and Application description	The site lies within the former Hatfield Aerodrome on employment land. It is surrounded by similar type buildings.
Constraints (as defined within WHDP 2005)	FAST - District Boundary FAST - Employment Area FAST - Hatfield Aerodrome FAST - De Havilland Plain Landscape Character Area
Relevant planning history	<p>Planning</p> <p>Application Number: S6/1997/0107/FP Decision: Granted Decision Date: 14 March 1997 Proposal: Temporary change of use of land and buildings for use in film production, including erection of temporary film sets</p> <p>Application Number: S6/1999/0900/FP Decision: Granted Decision Date: 29 November 1999 Proposal: Temporary use of land and buildings for film production including erection of temporary film sets</p> <p>Application Number: S6/1999/1064/OP Decision: Granted Decision Date: 29 November 1999 Proposal: Outline permission for the redevelopment of Hatfield Aerodrome for mixed uses, included B1/B2/B8 employment uses</p> <p>Application Number: S6/2002/1136/FP Decision: Approval Subject to s106 Decision Date: 31 March 2003 Proposal: Erection OF Thirty Units for Light Industrial B1(c) Use, General Industrial B2 Use, and Storage and Distribution B8 Use</p> <p>Application Number: S6/2004/0494/FP Decision: Approval Subject to s106 Decision Date: 24 January 2005 Proposal: Erection of 35 Units for Light Industrial B1(c) Use, General Industrial B2 and B8 Storage and Distribution (Amended Scheme)</p> <p>Application Number: S6/2005/0185/FP Decision: Granted Decision Date: 13 May 2005</p>

	<p>Proposal: Insertion of Mezzanines (Permission Required Under Terms of Condition 20 of Planning Permissions S6/2002/1136/FP and S6/2004/494/FP)</p> <p>Application Number: S6/2005/0722/FP Decision: Granted Decision Date: 05 August 2005</p> <p>Proposal: Variation to Condition 18 (Increase B8 Floorspace From 40% TO 56%) of planning permission S6/2004/0494/FP</p> <p>Application Number: S6/2005/0872/FP Decision: Granted Decision Date: 11 October 2005</p> <p>Proposal: Variation of Condition 2 Attached to Outline Planning Permission S6/1999/1064/OP to Allow an Additional 5 Years for Submission of Reserved Matters (Up to 29/12/2015)</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification and site notice		
Town / Parish representations	Hatfield Town Council – no response		
Consultees and responses	Hertfordshire Transport Programmes & Strategy - no objection Environmental Health - no objection		
Relevant Policies			
<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 checked="" type="checkbox"/> M14 Others EMP2			
Main Issues			
Principle of Additional Floor Area	<p>The provision of a mezzanine increasing the amount of commercial floor area is in itself acceptable and complies with Policy EMP2 of the District Plan. The outline permission detailed within the accompanying s106 obligation, the amount of floorspace to be provided for different uses. The increase in floorspace of 250m² is considered to be limited and, with regard to application S6/2005/0722/FP is considered would not harm amenity of adjoining occupiers or increase traffic on the highway network (refer below). This 2005 application considered the wording of the clause relating to floorspace/use provision and concluded that 'unless otherwise agreed in writing by the District Council', that the 2005 application constituted the 'agreement in writing'. It is not considered, in this case due to the limited change that a different conclusion should arise.</p> <p>The use is currently for B1(c) and it is recommended that a condition is attached to ensure that the new space is for this use too.</p>		
Design (form, size, scale, siting) and Character (appearance within the streetscene)	The only external alterations are the provision of additional windows at first floor within the front, rear and 1 side elevation. These are designed to reflect existing openings and thus are considered acceptable.		
Impact on neighbours	The proposed changes would not have impact upon adjoining occupiers.		
Access, car parking and highway considerations	In terms of highways, Hertfordshire County Council Highway department raise no objection advising that the floor area is significantly below the threshold for a Transport Statement. They advised that the increased floor area may give rise to potentially 3 additional vehicle trips each morning and evening peak		

	hour which would have a negligible impact on the on the safe and efficient operation of surrounding highway network.
Landscaping Issues	Not applicable.
Any other considerations	Environmental Health raise no concerns. However, they recommend an informative to advise that a safe and purpose built system for working at height is implemented.
Conclusion	
The proposal would not have a significant impact upon neighbour amenity, highway safety or capacity. Subject to the suggested planning conditions, the proposal is considered to be in accordance with the National Planning Policy Framework, the Welwyn Hatfield District Plan 2005 as well as Supplementary Design Guidance 2005 and Supplementary Planning Guidance 2004.	

Conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Location Plan 1:1250 & 3468/GF Existing Ground Floor Layout & 3468/GF Ground Floor Layout with Mezzanine Overlay & 3468/GF Unit 26 Front Elevation Existing Windows & 3468/GF Plan View to Show New Window Postions 3468/GF End Elevations and Rear Elevations received 19 June 2015.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The permission hereby permits the use of the mezzine floor for purposes within Class B1(c) of the Town and Country Planning (Use Classes Order) 1987 only and for no other purpose.

REASON: To ensure that the use and its impact on the highway network and amenity of the locality can be sufficiently protected in accordance with policy EMP2 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 A Mangham

8 September 2016