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From: paul.marshall@hertfordshire.gov.uk
Sent: 25 July 2019 13:57
To: Planning
Subject: Planning application 6/2019/0957/LB - Comet Hotel

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2019/0957/LB

HCC ref: WH/197/2019

HCC received: 17/07/2019

Area manager: Manjinder Sehmi

Case officer: Paul Marshall

Location

Comet Hotel
St Albans Road West
Hatfield
AL10 9RH

Application type

Listed Building

Proposal

Various Signage Display Signs 1 & 2: 2 no. Halo illuminated Fusion Students logo on student accommodation (sign type 1); Signs 3-6: 4 no. Student block identification lettering on student accommodation (non-illuminated) (sign type 2A); Signs 7-12: 6 no. Student block identification halo illuminated lettering on student accommodation (sign type 2B); Sign 13: 1 no. Hotel entrance sign on Comet Hotel (sign type 3); Sign 14: 8 no. Student accommodation glazing manifestation on student accommodation (sign type 4b); Sign 15: 1 no. South east elevation Comet Hotel identification signage on Comet Hotel (sign type 6); Sign 16: 1 no. Restaurant identification sign on Comet Hotel (sign type 5); Sign 17: 2 no. Comet Hotel entrance totem signs (sign type 8); and Sign 18: 1 no. North east elevation Comet Hotel identification signage on Comet Hotel (sign type 7).

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Subject to the condition, the Highway Authority present no objection to the proposal. Con1) Prior to the first use of the development hereby permitted the intensity of illumination shall be controlled at a level that is within the limit recommended by the Institution of Lighting Professionals in the publication 'Technical Report No 5: Brightness of Illuminated Advertisements' and 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policies 17 and 21 of Hertfordshire's Local Transport Plan (adopted 2018) The Highway Authority has commented previously on a similar application 6/2016/1739/MAJ and 6/2019/0957/LB. The proposals for this application consist of the following signage:

SIGN TYPE 1 - Halo Illuminated Fusion Students Logo SIGN TYPE 2A - Block Identification Built Up Lettering (Non-Illuminated) SIGN TYPE 2B - Block Identification Built Up Halo Illuminated Lettering SIGN TYPE 3 - Hotel Entrance Sign SIGN TYPE 4B - Student Accommodation Glazing Manifestation SIGN TYPE 4B - Student Accommodation Extension Glazing Manifestation SIGN TYPE 5 - Restaurant Identification Signage SIGN TYPE 6 - South East Elevation Building Identification Signage SIGN TYPE 7 - North East Elevation Building Identification Signage SIGN TYPE 8 - Site Entrance Totem Sign

Comments The application site is bounded by St Albans Road West and the Comet Way both of which are designated as principle 'A' roads and provide a main distributor function in the road hierarchy. They are subject to a speed limit of 40 and 50mph respectively. There have been a number of accidents relating to the roundabouts north and north east of the site. The proposals are unlikely to have any impact on road user intervisibility, nor would they represent an increase in signage contrary to MfS guidance. The proposed signage, if illuminated in accordance with the Institute of Lighting Technicals guidance as set out in their Technical Report 5 – Brightness of Illuminated Adverts (3rd Edition) would not be likely to affect drivers on St Albans Road West and the Comet Way. Subject to the above condition, the Highway Authority present no objection to the proposal.

Paul Marshall

Date 25/07/2019

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