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Sent: 04 November 2011 16:40  
To: Planning  
Subject: Welwyn Hatfield Council Online Planning - Comment

Application Number: S6/2011/1994/MA

Name: [Redacted]

Address: 7 Park Street, Hatfield AL9 5AT Comment Type: Observation

Comment: We are broadly in support of this courageous plan and its ambitions to refresh the business life and housing in Old Hatfield. It would have been considerate to discuss the plans with the neighbouring land owners, since a great deal of detailed work has been done since the last meeting at the WHDC on 7 July, about which it was not possible to comment. But we will put our views in full below.

Listed buildings: this development affects the setting of several listed buildings in a conservation area. We are concerned about the height and shadows of the proposal.

&#8220;Policy BH 11 Development affecting the Setting of a Listed Building The Department will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:

- &#8226; the detailed design respects the listed building in terms of scale, height, massing and alignment;
- &#8226; the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
- &#8226; the nature of the use proposed respects the character of the setting of the building.&#8221;

Daylight: we request that the developer provides sun path and shadow diagrams at solstices and equinoxes. The position of block B1, further south than the existing block, is in the path of the afternoon sun for the residents on Park Street. The nature of the historical site is that the Park Street plots are significantly lower than Salisbury Square. The impact of a modern urban canyon next to low-lying listed buildings could be softened by reducing the east elevation of block B1 and its proposed mansard roof, or moving the whole of B1 and B2 west by the available 8m, making BCD contiguous and hence cheaper to build.

Lighting plan: we would like to understand how the development will be lit.

Privacy: the east elevation of B1 will overlook the residents of Park Street, who enjoy a private aspect at the rear (west). The drawings show extensive windows &#8211; the current block has none.

Trees: We are dismayed that the plan intends to destroy all the trees, and that the arboricultural survey condemns them all at a stroke. It takes a generation to grow a new skyline. The drawing shows no boundary planting on the east curtilage as currently exists. We would like to see the developer specify a full replacement, including trees and boundary treatment. Planting is necessary to reduce wind speed, and for acoustic screening to mitigate the noise reverberation arising from the hard surfacing specified.

Sustainability: the carbon footprint, of the destruction of a building and the rebuilding 20m south, may trouble the planning committee. A refurbishment, with shops on both sides of the block, would have a lower impact. Plans for a pre-demolition audit and site waste management, including reuse of materials, should be presented.

Recycling bins: The proposed sites of recycling/wheely bin houses needs rethinking. The developers will not be aware that the glass collections are at 4 a.m., and the users are not the residents &#8211; we have our own. Neither the new nor the existing residents want this nuisance adjacent to their curtilage. The bins should be relocated near the main road as far from houses as possible, or in the parking undercroft for the businesses.