

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/2972/FULL
Location: Stanborough School Lemsford Lane Welwyn Garden City AL8 6YR
Proposal: Erection of a single storey music/drama block and subsequent demolition of existing music and drama accommodation
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2017/2972/FULL

Context			
Site and Application description	<p>The application site refers to an area of grass seen within the Stanborough School complex. The school site itself is located on the southern side of Lemsford Lane, with the area subject of this planning application located to the north-western corner of the school site on the boundary with Stanborough Park.</p> <p>The application seeks planning permission for the erection of a single storey building with a roof of differing sloping heights to accommodate a new drama and music facility for the school. An existing building would also be demolished.</p>		
Constraints (as defined within WHDP 2005)	<p>AAS - Area of Archaeological Significance : - Distance: 0 UOL - Urban Open Land (Proposal map 2) - Distance: 0 Wards - Handside - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (74434) - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 HEN - No known habitats present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 11 January 2018 Site Notice Expiry Date: 1 February 2018 Press Advert Display Date: 17 January 2018 Press Advert Expiry Date: 31 January 2018</p>		
Summary of neighbour	None		

responses	
Consultees and responses	<ol style="list-style-type: none"> 1. Hertfordshire County Council - Historic Environment Advisor- No objection subject to conditions 2. Hertfordshire County Council - Waste & Minerals - None 3. Welwyn Hatfield Borough Council - Landscapes Department- None 4. Hertfordshire County Council - Hertfordshire Transport Programmes & Strategy -None
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 CLT8 , OS1, OS2 , R29, D8 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others Emerging Policy SP13	
Main Issues	
Whether the proposal complies with the requirements of Policy CLT8 (New and Extended Education Facilities)	<p>The proposed extension would increase the size of the existing educational offer. It would not result in an increase in the number of pupils that attend the school. A regular bus service runs along Lemsford Lane and the school is sited adjacent to a residential area which is considered to be sufficient to meet the requirements of Policy CLT8.</p> <p>The proposal would not increase the number of pupils or staff, therefore, would have no impact on journeys to the school, modes of transport or parking. No changes are proposed to the existing car park arrangements.</p> <p>There is considered to be sufficient room for Bicycle storage on the site and no further spaces are proposed. The number of pupils and staffing levels would not increase as a result of the proposal. Consequently no additional bicycle parking spaces would be required.</p>
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The existing Music and Drama accommodation has been assessed against Education and Skills Funding Agency (ESFA) criteria for Health & Safety, condition and room sizes and found to suffer from a number of deficiencies. As such, a submission for funding has been made to ESFA for a replacement block, the subsequent demolition of the existing and some minor alterations to make good on the adjacent block where the building has been removed. The school do not have alternative accommodation in which to deliver the Music and Drama curriculum, thus necessitating the need for the construction of the new block prior to demolition of the existing block.</p> <p>Due to its location, the proposal would not be particularly visible to the general public and would be partially screened from neighbouring residential properties to the north of the site by other existing school buildings. From Stanborough Park to the south, the building would be largely screened by the trees and hedges that bound the site.</p> <p>Its modern materials and design would be compatible with the other existing buildings within the site. Its height would ensure that it is not overly dominant in views from the surrounding area. Given the location of the existing music and drama block hidden within a more central location within the site, it is not</p>

	<p>considered necessary to ensure that the existing block is demolished prior to the construction of the new block.</p>
Urban Open Land	<p>The function of the Urban Open Land would be maintained and reinforced because the new building would be built within the existing school site and within the enclave of other school buildings. The new block would be of a scale in keeping with the adjacent buildings and contained well within the building line of the adjacent single-storey block, with pitched roofs to facilitate the internal headroom necessary for Music and Drama provision.</p> <p>The proposed location maintains a satisfactory distance from the adjacent Green Belt land in Stanborough Park to the south.</p> <p>The proposed site for the new block makes use of a currently under-utilised area of the site, currently being informal recreational grassland which is uneven and unsuitable for formal sports use; as such would have no impact on the existing playing pitch areas.</p> <p>The proposal would comply with Policy OS1.</p>
Impact on neighbours	<p>The application site has residential properties to the north of the site. The extension is sited more than 100 metres from these properties and consequently would not have an impact on the amount of sunlight and daylight they receive. In addition it would have no greater impact on the privacy currently enjoyed by the adjoining occupiers given its location and limited height. The proposal would not increase the number of pupils attending the school. Consequently the noise levels on the site would remain similar and would, therefore, not be to an extent that would harm the amenity of adjoining occupiers.</p> <p>The proposal would comply with Policy D1.</p>
Any other considerations	<p>The Historic Environment Record (HER161) notes that archaeological investigations at Stanborough School have revealed a late Iron Age boundary ditch. Finds included pottery, a coin of Claudius and part of a La Tene III brooch. Evidence from later investigation suggests that the ditch was part of a large palisaded enclosure, probably a settlement. The site continued in use until the early Roman period, probably into the 2nd century. This is suggested by some human cremation burials which were found outside the enclosure. On this basis, the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest and conditions should be imposed in order for the archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered), can be assessed.</p> <p>There would be no adverse landscaping and arboricultural impacts arising from the proposal.</p> <p>The proposal would comply with Policy R29 and D8.</p>
Conclusion	
<p>The proposal is acceptable when assessed against Policy CLT8 of the Welwyn Hatfield District Plan 2005. It would respect the design of the buildings on the wider school site and would reflect the character of the area and maintain the amenity of the occupiers of adjoining properties. The</p>	

development accords with Policies of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and relevant parts of the National Planning Policy Framework 2012 and with emerging policies in particular policy SP13.

Conditions:

1. No development shall take place until samples of the brick work and roof materials and exact colours of the render to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. 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 visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (a) the parking of vehicles of site operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials used in constructing the development
 - (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (e) wheel washing facilities
 - (f) measures to control the emission of dust and dirt during construction
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

3. No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions and:
 1. The programme and methodology of site investigation and recording;
 2. The programme for post investigation assessment;
 3. Provision to be made for analysis of the site investigation and recording;
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 5. Provision to be made for archive deposition of the analysis and records of site investigation; and
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall not be implemented other than in accordance with the programme of archaeological works set out in the approved Archaeological Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with a programme set out in the approved Written Scheme of Investigation and provision made for analysis and publication where appropriate.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with the National Planning Policy Framework 2012 and Policy R29 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
2142/03/000 5		Existing Elevations	28 December 2017
2142/03/001 0		Proposed Music Block Floor Plans	28 December 2017
2142/03/003 0		Proposed Landscape Site Plan	28 December 2017
2142/03/002 0		Proposed Conversion Plan Elevation	28 December 2017
2142/03/001 5		Proposed Music Block Elevations	28 December 2017
2142/03/000 2		Proposed Site Plan	28 December 2017
2142/03/000 1		Location/BlockPlan	28 December 2017

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 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).

Informatives:

1. 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.

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 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. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
5. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Determined By:

Mrs Sarah Smith
22 February 2018