

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

DELEGATED APPLICATION

Application No: 6/2019/0119/FULL
Location: Stanborough Park Stanborough Road AL8 6DF
Proposal: External alterations to existing toilet block
Officer: Mrs Sarah Smith

Recommendation: Granted

6/2019/0119/FULL

Context	
Site and Application description	<p>The site forms part of Stanborough Lakes which is owned by WHBC and accessed from Stanborough Road. It provides visitors with access to facilities and activities which include water activities, café, and restaurant and car parking. Stanborough lakes is located on both sides of Stanborough Road.</p> <p>The site is located to the north of Stanborough Road and is on land which was part of the former open air pool complex. The site comprises of public toilet facilities.</p> <p>The proposal seeks to transform the appearance of the toilet block. The proposal would clad the public façade with panels from Rockpanel's Nature Facade range creating an almost perfect replica of natural timber.</p>
Constraints (as defined within WHDP 2005)	<p>AAS - Area of Archaeological Significance : - Distance: 6.31</p> <p>FLZ2 - Flood Zone 2 (Fluvial Models and Fluvial Events) - Distance: 0</p> <p>FLZ3 - Flood Zone 3 (Fluvial Models) - Distance: 0</p> <p>GB - Greenbelt - Distance: 0</p> <p>LCA - Landscape Character Area (Welwyn Fringes) - Distance: 0</p> <p>PAR - PARISH (HATFIELD) - Distance: 176.18</p> <p>Wards - Handside - Distance: 0</p> <p>FM30 - Flood Zone Surface Water 30mm (1869363) - Distance: 0</p> <p>FM10 - Flood Zone Surface Water 100mm (2718530) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (74434) - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p>
Relevant planning history	<p>Application Number: N6/2010/3120/DC3 Decision: Approval Subject to s106 Decision Date: 07 March 2013</p> <p>Proposal: Redevelopment of former Splashlands Complex to include; Phase 1: construction of high ropes adventure course, supporting ticket kiosk and clearance of former lido area and; Phase 2: redevelopment of former lido site to</p>

	provide a wet play area, extension and refurbishment of existing toilet block to provide a cafe, education room, ticket office, landscaping, associated car park access and highways improvements		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 6 February 2019 Site Notice Expiry Date: 27 February 2019		
Summary of neighbour responses	None		
Consultees and responses	<ol style="list-style-type: none"> 1. Welwyn Hatfield Borough Council - Estates Department 2. Hertfordshire County Council - Historic Environment Advisor – No comments. 3. Joint Committee of the National Amenity Societies - Case Officer 4. Lead Local Flood Authority - No objections. 5. Environment Agency – No comments 6. Herts Ecology – no comments 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <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 R29, RA10, CLT3, R1, R6, R15 Emerging Local Plan – SADM34, SP9SADM 12, SP9, SADM 13, SADM 14, SADM 15, SADM 16			
Main Issues			
Principle of Development	<p>The site is located in the Green Belt where there is a presumption against inappropriate development. The proposal is to improve the existing toilet facilities at the site by re cladding the building. No additions to the building are proposed. The Framework at paragraph 145 outlines that the construction of new buildings is inappropriate although an exception includes the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Given there is no increase to the size of the building and the proposal is only an alteration to the exterior of the building, the development is appropriate in the Green Belt. This also echoes policy SADM 34 in the emerging Local Plan.</p> <p>As the site is on the former Splashland Swimming Complex Policy CLT3, Stanborough Park of the District Plan is also applicable. Given there are no additions to the building, the proposal also complies with the three criteria of this policy.</p>		
Design (form, size, scale, siting) and Character (appearance)	The design and appearance of this building appears tired and in need of renovation. The proposal, which would involve the re-cladding of the external elevations of the building would be in soffit clad in Rockpanel Rhinestone Oak and ceramic oak and would only improve its overall appearance. Given this		

within the streetscene)	would replicate the appearance of natural wood, any weathering of this material would not detract from the appearance of the building or site. Subsequently, no objections are raised with regard to policies D1 and D2 of the District Plan which see a high standard of design and development that respects and relates to the overall character and appearance of the area. A condition is not required with regard to materials as this is shown on the plans.
Impact on neighbours	Given the nature of the proposal, there would be no detrimental impact as a result to neighbouring properties, which are sited some distance from the site.
Access, car parking and highway considerations	No alterations are proposed to parking.
Other Considerations	The site is located within the flood zone, however given the nature of the proposals, it would cause no impact to flooding over and above the existing building. Additionally, given the development proposals, there is no requirement for Archaeological works to be undertaken.
Conclusion	
The proposed development is acceptable in principle and complies with the Framework and relevant the District Plan policies. No objections are raised with regard to other material considerations including design, impact on neighbours or parking.	

DRAWING NUMBERS

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
APL004		Existing Elevations Phase 1B	25 January 2019
M9731_SK01 1		Proposed Elevations	29 March 2019
APL003		Proposed Ground and Roof Plan Phase 1B	25 January 2019
APL002		Existing Ground and Roof Plan Phase 1B	25 January 2019
M9671_APL0 01		Site Location Plan	22 January 2019
1000	C	Planning Application Boundary Plan	22 January 2019

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 which may affect the land.

Determined By:

Mr Chris Carter
2 April 2019