

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/0128/FULL  
**Location:** Stanborough School Lemsford Lane Welwyn Garden City AL8 6YR  
**Proposal:** Construction of two external canopies, siting of catering kiosk and creation of new tarmac area  
**Officer:** Mr Raymond Lee

**Recommendation:** Granted

6/2021/0128/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site relates to area of grass and hardstanding located within the Stanborough School complex to the southwest of Welwyn Garden City. 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 construction of two external canopies for use as external dining space, the siting of a catering kiosk and the creation of a new tarmac area. The pitched roof canopies will each measure approximately 11m x 15m in size at a height of 4m to the ridge of the roof pitch. The applicant states that the canopy will have an apex profiled polycarbonate roof with aluminium frame and supported by 110mm square extruded aluminium posts.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>AAS - Area of Archaeological Significance Area of Archaeological Significance :  AAS11 - Distance: 0</p> <p>GB - Greenbelt - Distance: 10.45</p> <p>ROW - FOOTPATH (WELWYN GARDEN CITY 004A) - Distance: 26.44</p> <p>UOL - Urban Open Land (Proposal map 2) - Distance: 0</p> <p>Wards - Handside - 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>
<b>Relevant planning history</b>	<p>Application Number: 6/2021/0404/COND  Decision:  Decision Date:  Proposal: Submission of details pursuant to condition 2 (Archaeological Scheme) on planning permission (6/2019/1533/FULL)</p> <p>Application Number: 6/2020/0230/COND  Decision: Granted  Decision Date: 24 March 2020</p>

	<p>Proposal: Submission of details pursuant to condition 3 (materials) on planning permission 6/2019/0585/FULL</p> <p>Application Number: 6/2020/0455/COND Decision: Granted Decision Date: 09 April 2020 Proposal: Submission of details pursuant to condition 1 (Construction Method Statement) on application (6/2019/0585/FULL)</p> <p>Application Number: 6/2018/3254/COND Decision: Granted Decision Date: 14 February 2019 Proposal: Submission of details pursuant to condition 3 (Archaeological Written Scheme of Investigation) on planning permission 6/2017/2972/FULL</p> <p>Application Number: 6/2018/1956/FULL Decision: Granted Decision Date: 04 February 2019 Proposal: Erection of new teaching block, replacement tarmac play areas and additional parking provision</p> <p>Application Number: 6/2017/2972/FULL Decision: Granted Decision Date: 22 February 2018 Proposal: Erection of a single storey music/drama block and subsequent demolition of existing music and drama accommodation</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 23 February 2021 Site Notice Expiry Date: 16 March 2021 Press Advert Display Date: 24 February 2021 Press Advert Expiry Date: 17 March 2021 Neighbour notification letters.</p>		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	<p>HCC - Historic Environment Advisor – No objection. HCC - Rights of Way (South) – No response. The Ramblers' Association – No response. Joint Committee of the National Amenity Societies – No response. WHBC - Public Health and Protection – No objection. HCC - Hertfordshire Transport Programmes &amp; Strategy – No objection. WHBC - Landscapes Department – No response.</p>		
<b>Relevant Policies</b>			
<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			

Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizes  
Others

R19 Noise and Vibration  
R29 Archaeology  
D8 Landscaping

Draft Local Plan Proposed Submission 2016

SP9 Place Making and High Quality Design  
SADM11 Amenity and Layout  
SADM12 Parking, Servicing and Refuse  
SADM15 Heritage  
SADM16 Ecology and Landscape

**Main Issues**

**Design (form, size, scale, siting) and Character (appearance within the streetscene)**

The proposal seeks for the construction of two external single storey canopies for the primary use as additional all-weather outdoor dining space. The proposed canopies will be located adjacent to the existing teaching blocks, on an area of hardstanding which is stated in the provided documentation as currently used as an informal area by students. As such the development would not adversely impact on the existing playing pitch areas.

The proposed canopies are of a lightweight and open design, constructed from a metal frame with a low pitched roof. The materials proposed comprises of a polycarbonate roof with aluminium frame powder-coated in RAL7016 Anthracite Grey. Internally, the canopies will house tables and chairs. The structures would be read in the context of the existing two storey school blocks. The visual impact of the proposals would be limited given their recessive design, the use of materials that are sympathetic to the school buildings and their proximity to existing built form that are of greater scale. The development is therefore not considered to be dominant in views from the surrounding area.

A small 3m x 2.4m x 2.3m catering kiosk is also proposed to be located within one of the canopies to serve food and drinks to members of the school which in itself is likely to be considered permitted development since it would be used for a purpose incidental to the existing school.

The proposed tarmac area will measure approximately 278sqm and will be located on an area currently comprising of two patches of grass divided by a footpath. A new footpath is being created through an existing area of trees which appears to provide additional access to other teaching blocks within the school site. Given the relatively modest area of hardstanding proposed and the extensive soft landscaping areas that would be retained, this part of the proposal is considered to be acceptable and would not cause detrimental impact to the character of the school site.

Overall, the proposed development is considered to have limited impact on the visual amenities of the school site and as such the scheme would sufficiently maintain the character and appearance of the application site and its wider setting.

**Urban Open Land**

The function of the Urban Open Land would be maintained as the proposed canopies and areas of additional hardstanding would be built within the

	existing school site and does not form part of the more widely used area of Urban Open Land to the south west of the school.
<b>Impact on neighbours</b>	<p>The school site is surrounded by residential properties predominately to the north along Lemsford Lane. The proposal would be located amongst the existing school buildings and would be sufficiently distanced from the nearest neighbouring properties. Consequently the development would not have an impact on the amount of sunlight and daylight levels, appear overbearing or cause any loss of privacy.</p> <p>The proposal would not increase the number of pupils attending the school and the number of cars to the site. Whilst an outdoor dining area is proposed, due to the nature of the school use, it is considered that the noise levels on the site would remain similar at break times and would not be to an extent that would harm the amenity of adjoining occupiers. No objections have been raised by the Council's Environmental Health team with regards to noise and disturbance.</p>
<b>Access, car parking and highway considerations</b>	<p>The proposals do not include facilities to increase the number of pupils (i.e. classrooms) and therefore will not result in any changes to the operation of the local highway, footway, and cycleway networks.</p> <p>The proposals do not include changes to the access arrangements and therefore will not affect the safety of the local highway network.</p> <p>The car parking and cycle parking provisions are to remain the same. No objections have been received from the Highways Authority. The development is therefore acceptable in this regard.</p>
<b>Landscaping Issues</b>	No comments were made by the Council's Landscape Department. The application form states that there would be no trees to be removed as part of the proposals. There are also no trees of significance in proximity of the development. Sufficient areas of soft landscaping would also be retained. The proposal is, therefore, considered acceptable in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.
<b>Any other considerations</b>	<p><i>Conservation Area</i></p> <p>Whilst part of the wider site is within the Conservation Area, the application site falls outside of it. Given the nature of the proposals and their location amongst the existing school buildings, it is not considered that there would be an impact on the setting of the Conservation Area.</p>
<b>Conclusion</b>	
Having regard to all of the above, the proposal is considered acceptable in regards to National and Local Planning Policies. The application is therefore recommended for approval.	

## DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
2235 03 0001		Existing Location And Site Plan	18 January 2021
2235 03 0002		Proposed Location And Site Plan	18 January 2021
2235 03 0003		Proposed Canopy Plans	18 January 2021
2235 03 0004		Canopy 1 Existing Elevations	18 January 2021
2235 03 0005		Canopy 2 Existing Elevations	18 January 2021
2235 03 0006	A	Canopy 1 Proposed Elevations	19 January 2021
2235 03 0007	A	Canopy 2 Proposed Elevations	19 January 2021

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 or legal interest (easements or wayleaves) which may affect the land.
2. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and

environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Michael Robinson  
10 May 2021