

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD
11 JUNE 2001
REPORT OF THE CHIEF PLANNING OFFICER

PCB 11.06.01
PART I
ITEM NO 17
FOR DECISION
CPO

N6/2001/316/FP
REPLACEMENT OF EXISTING CHILLER AND NEW ACOUSTIC LOUVRED
ENCLOSURE, HIGH PIPEWORK GANTRIES TO FLAT ROOF, CAMPUS WEST
COMPLEX, THE CAMPUS, WELWYN GARDEN CITY, HERTS

APPLICANT: WELWYN HATFIELD COUNCIL

(Handside)

1.0 INTRODUCTION

1.1 The site comprises the roof at Campus West, Welwyn Garden City. The site is a major civic building located in the Welwyn Garden City Conservation Area. The site backs on to the disused railway line that runs through Sherrardswood and is screened by trees from the residential properties to the rear.

2.0 THE PROPOSALS

2.1 The proposal represents an overhaul of the existing plant on the roof of Campus West. Much of the currently exposed equipment is to be accommodated within roof top plant rooms. This rationalisation removes much of the roof top equipment but does require the extension of the existing acoustic louvered enclosure on the roof shown as plant room A on the plans accompanying the application.

2.2 The roof top ductwork is proposed to be replaced but there will be high-level gantries towards the centre of the roof. The gantry will be lowered between Plant Room B and the tower to ensure that the pipe work is not visible from the main public viewpoint of the building.

3.0 PLANNING POLICIES

3.1 The standards, policies and criteria contained within the adopted Welwyn Hatfield District Plan Alterations No1, 1998.

MAIN RELEVANT POLICIES

Policy BEV 5 Welwyn Garden City

Policy BEV 10 – Development in Conservation Areas

Standards and Criteria in the Appendices of the District Plan

4.0 REPRESENTATIONS RECEIVED

- 4.1 The application has been advertised by site notice. To date no letters of objection have been received.
- 4.2 The application is being reported to the Planning Control Board as the Council's Premises Department has submitted the scheme.

5.0 DISCUSSION OF PROPOSALS

- 5.1 The main question in this instance is the impact of the proposal upon the character and appearance of the area taking into account its location in the Conservation Area and the policy context provided by policy BEV 5 and BEV 10.
- 5.2 It should be noted that at present there is a substantial amount of equipment located on the roof but the vast majority is not visible from the main public view of the building. The new equipment will be sited predominantly within the existing and extended plant rooms and so will reduce the amount of roof top clutter. The new louvered screened plant room will extend Plant Room A by approximately one third but this will be seen mainly from the rear service yard and then against the existing profile of the building.
- 5.4 The Council has a duty in the Conservation Area to ensure that any proposed development will preserve or enhance the character of the Conservation Area and this is reflected in the guidance provided by policies BEV 5 and BEV 10. I consider that because of its secluded siting the extension to the plant room could not be considered to adversely affect the visual amenity of the area. Furthermore I am of the opinion that in this case the replacement equipment proposed for the roof of the building does not harm the character of the building or the character of the conservation area.
- 5.5 I am therefore satisfied that the proposal complies with the relevant District Plan Policies and Criteria that must guide my attitude to this form of development.

6.0 CONCLUSION

- 6.1 in the light of the policies contained in the adopted District Plan I am satisfied that the proposal complies with BEV 5 and BEV 10.

7.0 RECOMMENDATION

- 7.1 I therefore recommend that planning application N6/2001/0316/FP be approved subject to the following conditions;

1. SCO1 Standard Time Limit - Full Permission

BACKGROUND PAPERS

Planning application N6/2001/0316/FP

754/31/05/01