

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE – 15 JANUARY 2009
REPORT OF THE DIRECTOR (STRATEGY AND DEVELOPMENT)

N6/2008/2454/DC3

ARTS AND CONFERENCE CENTRE CAMPUS WEST, THE CAMPUS, WELWYN GARDEN CITY.

THE FORMATION OF A NEW LOBBY, CANOPY AND REPLACEMENT FIRE EXIT DOORS

APPLICANT: Welwyn Hatfield Borough Council

(Welwyn North)

1 Site Description

- 1.1 The site is located to the north of The Campus, in the settlement of Welwyn Garden City. The site, 'Campus West' is the Welwyn Hatfield Borough Council's Arts and Conference Centre and is predominately 2 storey's high and provides facilities for a range of recreational activities.

2 The Proposal

- 2.1 The application seeks permission for the construction of a new lobby area, canopy and replacement fire exit doors to the existing front entrance of the building. The proposal intends to provide a more amenable area for patrons to enter the building and improve the thermal comfort of the lobby area. The new lobby area is proposed to extend from the south west elevation of the building and be 3.3m x 2.8m, a total area of 9.24sqm. The proposal also includes the installation of an extended 'L' shaped canopy to cover part of the existing ramp which is to be supported on free standing circular posts. The extended canopy is to provide an area for outdoor queuing for the facility.

3 Planning History

- 3.1 N6/2004/1697/AD – Self illumination moving electronic L.E.D display signage–
Granted/Approved
- 3.2 N6/2001/0316/FP – Replacement of existing chiller and new acoustic louvered enclosure, high pipe work gantries to flat roof – Granted/Approved
- 3.3 Other planning applications pre-date 2001.

4 Planning Policy

- 4.1 National Policy :
PPS1: Delivering sustainable development
PPG15: Planning and the Historic Environment

East of England Plan:
SS1: Achieving Sustainable Development

Hertfordshire Structure Review Plan 1991-2011
None

Welwyn Hatfield District Plan 2005:
SD1: Sustainable Development
GBSP2: Towns and Specified settlements
D1: Quality of design
D2: Character and context
TCR13: Environment of the Welwyn Garden City Town Centre.

5 Representations Received

- 5.1 This application has been advertised by a site and press notice and the period expires on 25 January 2008. Representations to be reported.

6 Consultations Received

- 6.1 To be reported

7 Town / Parish Council Representations

- 7.1 To be reported

8 Discussion

- 8.1 This application is presented to the Planning Control Committee because the land is under the ownership of Welwyn Hatfield Borough Council.
- 8.2 The main issues to be considered in the determination of this application are:
1. The impact of the proposal on the character and appearance of the surrounding area.
 2. Impact on the amenity of adjoining owners.
 3. Other material planning considerations.

The impact of the proposal on the character and appearance of the surrounding area.

- 8.3 The proposed development is visible from the street scene and therefore has the potential to impact on the character and appearance of the area. The site is located within the Conservation Area of Welwyn Garden City, therefore due consideration must be given to the impact that the appearance and character of the area is preserved and enhanced in accordance with the policies of PPG15 – Planning and the Historic Environment.
- 8.4 The proposed lobby will extend beyond the existing building footprint towards the street scene, however it is considered that the size of the extension is in an acceptable proportion to the existing building and does not dominate the appearance of the building when viewed from the street scene. The existing elevations of the building when viewed from the street scene is dominated by glass windows and doors, the proposal will also include similar fenestration

incorporating glass windows and fire doors which are to match the colour and finish of the existing building. It is therefore considered that the proposal, whilst will change the appearance of the entrance of the building, will be of a similar style and appearance of the existing entry point and lobby. It is therefore considered that the proposal will not harm the appearance or integrity of the Conservation Area, satisfying the intent of PPG 15.

- 8.5 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 require that proposals constitute high quality design and relate to the character and context of their location. In this regard, whilst the proposal does increase the building footprint of the building and is visible from the street scene, it is considered that the size and design of the extension is sympathetic to the architectural integrity of the parent building and compliments the character of the area.
- 8.6 The proposed addition does not adversely impact the appearance of the street scene or character of the area and satisfactorily compliments the integrity of the principle building. For this reason, the proposal is considered to satisfy the intent of policies GBSP2, D1 and D2 of the Supplementary Design Guidelines, and PPG 15 – Planning and the Historic Environment.

Impact on the amenity of adjoining owners.

- 8.7 The impact of the proposed development on the residential amenity of neighbouring buildings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. It is considered that the location, size and nature of the addition in relation to neighbouring properties will not impact the amenities of adjoining properties.

Other material planning considerations.

- 8.8 Policy R3 of the Welwyn Hatfield District Plan 2005 requires that development include measures to maximise the energy conservation of buildings. In this regard, one of the aims of the proposal was to address the issues of thermal comfort within the entrance lobby. As a result, the application has noted that all windows are to contain double glazed units, full draught and weather stripping is to be installed on all opening doors. Furthermore, the installation of automated doors to the new lobby will ensure that doors are not opened when not required. Given that the development would comprise extensions to an existing building, these provisions are considered to be reasonable to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.
- 8.9 The consultation and notification periods do not expire until 25 January 2008. However the date of the next available PCC meeting is after the application expires and would result in the decision being issued beyond the statutory eight week period. Therefore it is requested that delegated authority be issued to the Chief Planning and Environment Health Officer (Director Strategy and Development) to determine, provided no objections are received

9 Conclusion

- 9.1 The proposed development would sufficiently maintain the character and appearance of the building and the Welwyn Hatfield Conservation Area, would not impact on the residential amenity of neighbouring properties and would be

sufficiently energy efficient in accordance with the relevant government and local policies.

10 Recommendation

10.1 It is recommended that that delegated authority be issued to the Chief Planning and Environment Health Officer following the expiry of the notification and consultation periods and that subject to no objections being received that planning application N6/2009/1560/FP be approved subject to the following conditions:

Conditions:

C.2.1 – Time limit for commencement of development - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

C. 13.1. The development/works shall not be started and completed other than in accordance with the approved plans and details in 13A, 201B, 202A, 203A, 205A, date stamped 18 December 2008, unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

C.5.2 - Matching materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

Informatives

None

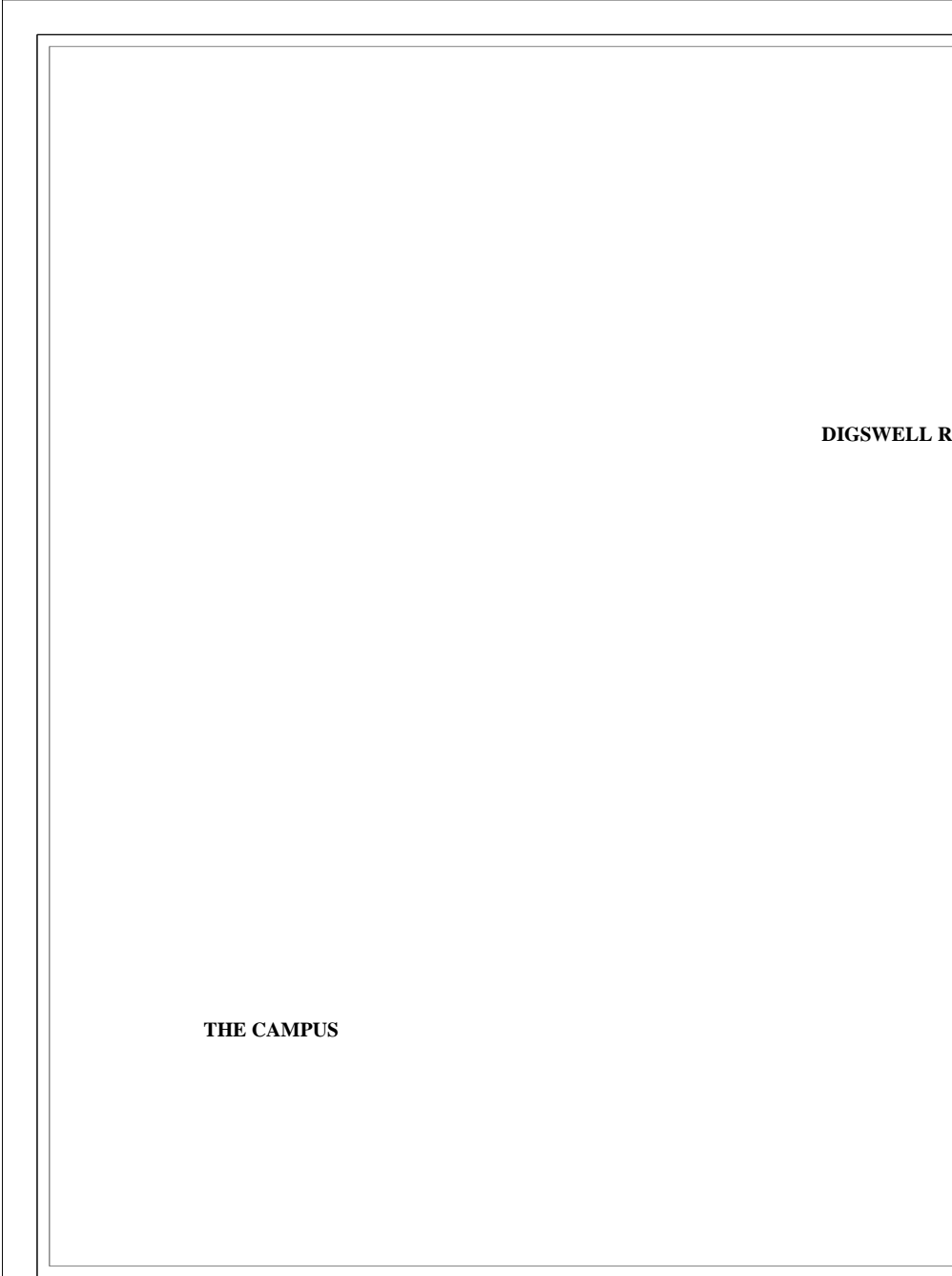
Summary of reasons for grant of permission

The proposal has been considered against PPG15 – Planning and the Historic Environment, East of England Plan policies SS1 and development plan policies SD1, GBSP2, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan. (see Officer's report which can be inspected at these offices).

Chris Conway, Chief Planning and Environmental Health Officer (BM)

Date (02.12.08)

Background papers to be listed (if applicable)



DIGSWELL ROAD

THE CAMPUS