

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0939/FULL
Location: 41 Howardsgate, Welwyn Garden City, AL8 6AP
Proposal: Alterations to internal and external appearance to facilitate change from clothes retail to electronics retail
Officer: Mr S Dicocco

Recommendation: Granted

6/2016/0939/FULL

Context			
Site and Application description	Alterations to internal and external appearance to facilitate change from clothes retail to electronics retail.		
Constraints (as defined within WHDP 2005)	The site lies within the Welwyn Garden City Conservation Area, the Welwyn Garden City Primary Retail Core and the specified settlement of Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005		
Relevant planning history	N6/2003/0675/FP - Installation of roller shutters A(G) 14/07/2003 N6/1982/0278/ - New shop front A(G) 08/07/1982		
Consultations			
Neighbour representations	Support:	Object:	Other:
Publicity	Site Notice Display Date: 6 June 2016 Site Notice Expiry Date: 27 June 2016 Press Advert Display Date: 8 June 2016 Press Advert Expiry Date: 22 June 2016		
Summary of neighbour responses	None		
Town / Parish representations	N/A		
Consultees and responses	1. Andrew Robley - Support 2. Councillor Helen Bromley – No response 3. Councillor Fiona Thomson – No response 4. Councillor Rachel Basch – No response		

Relevant Policies	
NPPF D1 D2 GBSP1 GBSP2 M14 Others	
Main Issues	
Is the development within a conservation area?	
Yes No	
Would the significance of the designated heritage asset be conserved or enhanced?	
Yes No Comment (if applicable): 41 Howardsgate sits within an area of the Howardsgate frontage which is characterised as individually designed shop fronts. The new shop front would sit well within the street scene, with consistency in regards to the height of the fascia. The fascia would extend the whole width of the unit as opposed to the previous split in regards the previous shop front. The shop fronts are individually designed, and this is evident from the surrounding shop fronts which vary. The use of timber frames and fascia painted black does not result in a discordant addition. The pillars separating the units will remain. The shop front proposed results in an improvement in the appearance of the shop front, and as such, would at least conserve the significance of the heritage asset, if not enhance it.	
Would the development reflect the character of the area?	
Yes No Comment (if applicable): See above.	
Would the development reflect the character of the building?	
Yes No N/A Comment (if applicable): See above.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
Yes No N/A Comment (if applicable):	
Would the development provide / retain sufficient parking?	
Yes No N/A Comment (if applicable):	
Any other issues	The application is for the alterations to the shop front only. As such, the detail of the advertisements presented within the proposed drawings has not been assessed. If advertisement consent is required, an application for permission under the Town and Country Planning (Control of Advertisements) Regulations.
Conclusion	
The shop front design would enhance the character of the conservation area, harmonise with the character of the building and respect the character of adjacent units. Accordingly, the proposal would comply with policies D1, D2 and GBSP2 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.	

Conditions:

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

CEX-WEL-01 & CEX-WEL-02 & CEX-WEL-03 & CEX-WEL-04 & CEX-WEL-05 & CEX-WEL-06 & CEX-WEL-07 & CEX-WEL-08 & CEX-WEL-09 & 1:1250 Site Location Plan received and dated 23 May 2016

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. 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 Advertisement 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 C Carter
18 July 2016