

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/1022/FULL  
**Location:** 21A Wigmores North, Welwyn Garden City, AL8 6PG  
**Proposal:** Change of use from recruitment agency (A2) to health and beauty therapy salon  
**Officer:** Mr T Allington

**Recommendation:** Granted

6/2016/1022/FULL

<b>Context</b>			
<b>Site and Application description</b>	Change of use from recruitment agency (A2) to health and beauty therapy salon at 21A Wigmores North, Welwyn Garden City, AL8 6PG  No.21a is currently an empty first floor unit above an existing hair salon.		
<b>Constraints (as defined within WHDP 2005)</b>	CA - Conservation Area: WGC1; PRC - Primary Retail Core (Primary Retail Core) Town - Welwyn Garden City Town Centre Ward - Handside		
<b>Relevant planning history</b>	– N6/1996/0824/FP: Change of use of first floor betting shop (Class A2) to beauty salon (Class A1). Approved 16/01/1997.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 10 June 2016 Site Notice Expiry Date: 1 July 2016 Press Advert Display Date: 8 June 2016 Press Advert Expiry Date: 22 June 2016		
<b>Summary of neighbour responses</b>	– N/A		
<b>Town / Parish representations</b>	– N/A		
<b>Consultees and responses</b>	- Environmental Health: No objection - Hertfordshire Transport Programmes & Strategy: No objection		
<b>Relevant Policies</b>			
NPPF D1 D2 GBSP1 GBSP2 M14			

Others: Policy M14 and NPPF Section 2 'Ensuring the vitality of town centres'

**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): The proposed change of use would only include internal alterations and so there would be no or very limited impact on the character and appearance of the existing building and the surrounding conservation area. The proposed plans indicate a new sign at the ground floor entrance door. However, this would be subject to the advertisement regulations and so could either be installed under express consent or would be subject of a separate application for advertisement consent. The proposal is therefore acceptable in this regard.

**Would the development reflect the character of the area?**

Yes No

**Comment** (if applicable): See above comments.

**Would the development reflect the character of the building?**

Yes No N/A

**Comment** (if applicable): See above comments.

**Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)**

Yes No N/A

**Comment** (if applicable): the proposed beauty salon would have little impact on the neighbouring properties, all of which are also commercial use.

**Would the development provide / retain sufficient parking?**

Yes No N/A

**Comment** (if applicable): This is a town centre location and the property is sited opposite a public car park. No objections have been raised by the HCC highway Officer as the proposed D1 beauty salon use is unlikely to have any material impact on highways and parking compared to the Class A2 use. Therefore no objections are raised in this regard

**Any other issues**

**Principle of the proposed change of use**

The District Plan does not have any specific policies regarding this proposed change of use (Policy TCR9 'First Floor Uses in Welwyn Garden City Town Centre' is not saved). Section 2 of the NPPF focuses on 'Ensuring the vitality of town centres' and states that 'planning policies should be positive, promote competitive town centre environments'. No.21a is currently an empty first floor unit above an existing hair salon. The proposed change of use would allow a beauty salon to open in this unit and would make use of the currently disused space and which would positively contribute to the vitality of the town centre, without detracting from the core Class A1 retail elements of the town centre. As such, the principle of the change of use is considered to be acceptable and in accordance with the principles of the NPPF and the presumption in favour of sustainable development.

**Conclusion**

The proposed change of use is considered to be an acceptable form of development within the Welwyn Garden City Town Centre and which would not have a detrimental impact on the character and appearance of the conservation area. Furthermore, the proposal would not have any adverse impacts on neighbouring uses and the proposal is also found to be acceptable in terms of parking and highway safety. As a result, the proposal is in accordance with Policies D1, D2 and M14 of the adopted Welwyn Hatfield District Plan 2005 and with the National Planning Policy Framework.

**Conditions:**

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

Site Location Plan (Scale 1:1250) & Block Plan (Scale 1:200) & Existing First Floor Plan (Scale 1:100) & Proposed First Floor Plan (Scale 1:100) & Existing and Proposed Front Elevations (Scale 1:100) 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 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 M Robinson  
18 July 2016