

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/1479/FULL  
**Location:** Charter House, Parkway, Welwyn Garden City, AL8 6JL  
**Proposal:** Installation of 4no. air condensers  
**Officer:** Ms R Collard

**Recommendation:** Granted

6/2016/1479/FULL

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is a commercial premise located on the eastern side of Parkway within the Welwyn Town Centre and conservation area.</p> <p>The proposal is for the installation of four air conditioning condenser units replacing existing units.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1;          PRC - Primary Retail Core (Primary Retail Core)          Town - Welwyn Garden City Town Centre          Ward6 - Handside</p>		
<b>Relevant planning history</b>	<p>N6/1998/0134/FP – Formation of access ramp with handrails and alterations to front elevations – Granted 11<sup>th</sup> May 1998</p> <p>N6/1994/0850/FP – Second floor link between Charter House and Fountain House – Granted 6<sup>th</sup> February 1995</p> <p>N6/1990/0373/FP – Installation of microwave antenna – Granted 25<sup>th</sup> June 1990</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support:	Object:	Other:
<b>Publicity</b>	<p>Site Notice Display Date: 16 August 2016          Site Notice Expiry Date: 6 September 2016          Press Advert Display Date: 17 August 2016          Press Advert Expiry Date: 31 August 2016</p>		
<b>Summary of neighbour responses</b>	None received		
<b>Town / Parish representations</b>	Not applicable		
<b>Consultees and responses</b>	No comments have been received from Councillors		

	Environmental Health - No objection subject to conditions requiring a noise report
<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 type="checkbox"/> M14 Others: R19 & Supplementary Design Guidance	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> Two vertically stacked air conditioning units are proposed to the rear of Charter House. They would be situated at ground floor level within the service yard and are not visible within the public realm. Therefore the proposed plant is not considered to be detrimental to the building to which it attaches, nor would it have a detrimental impact on the character of the area.	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> See comments above	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment:</b> The host site is located on Parkway; sites immediately adjacent are used as business premises; however residential flats above commercial units are close to the application site.  The proposed replacement air conditioning units are to the rear of the building. The Environmental Health Officer has been consulted on the application and does not wish to raise an objection, however has recommended that conditions are added to any grant of permission requiring an acoustic report showing that noise emissions from plant and equipment will be 10dB below the background noise level at the nearest residential property. This is considered to be reasonable and as such a condition will be imposed to this effect.	
<b>Would the development provide / retain sufficient parking?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment:</b> Not applicable	
<b>Any other issues</b>	None
<b>Conclusion</b>	
The proposal would sufficiently maintain the character and appearance of the property and surrounding conservation area.	

**Conditions:**

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

Site Location Plan & EH/CH/FPG & Condenser Units & E1269-110 Revision A received and dated 10th August 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. Before works are begun an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential property (using the methodology outlined within BS4142:2014) shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance utilising any noise mitigation measures identified in the report.

REASON: To protect the amenity of the residents and other nearby residential properties.

#### 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  
4 October 2016