

Our Ref: SJB/sd/18065_01

15 August 2019

Mrs S Madyausiku
Development Management Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

By Email Only: s.madyausiku@welhat.gov.uk
and planning@welhat.gov.uk

Dear Mrs Madyausiku

Residential Institution (C2 Care Home) for Marbrook Care Ltd at Broadwater Road, Welwyn Garden City AL7 3AX – Your ref: 6/2018/3292/MAJ

I write in respect of the above application. We are not the agents, but my co-director, Gae Parry, was involved in the 2016 planning approval as agent and she prepared the Planning Statement and accompanying "Care Suite Concept" addendum submitted by CLA, the agents for the current application.

Rob Patkai of CLA has kept us advised in respect of planning matters. Of the remaining outstanding issues, I understand that you seek assurance as to the use, or particularly the Use Class that the top floor "Suites" would belong to, and a suggestion that they may be considered to be a C3 Use and the consequences of that being the case.

In this regard, the suites are part of the top floor of a fully integrated and state of the art care home. They are self evidently not fully independent, in either a physical or functional sense. As has been explained in Mrs Parry's note, these suites would only be available to those requiring supervision and care input.

In order to assist in illustrating the nature of these suites, they are now fleshed out on Revision F prepared by CLA (attached) to application drawing 17-132-123. They are designed for occupation by a single person and have space for a bedroom and a sitting area, an accessible shower/wet room and a brew station for the preparation of snacks, coffee, tea etc. This facility will not have an oven, clothes/dish washer or dryer and is similar to that found in many larger hotel rooms.

Like a hotel room it is not a "dwelling". Utilities are not individually metered, the building as a whole provides a laundry service, full catering in the dining and



**Barker Parry Town
Planning Ltd**

33 Bancroft, Hitchin,
Herts SG5 1LA

T: 01462 420 224

E: office@barkerparry.co.uk

W: www.barkerparry.co.uk

Steven Barker:
Director (Managing)
MA (Cantab) MA MRTPI

Gae Parry:
Director (Consultant)
BA (Hons) Dip TP MRTPI

Liz Fitzgerald:
Director
BA (Hons) Dip TP MRTPI

Registered:
England & Wales No. 5314018.
Registered Office same as
office address





sitting areas, cinema, treatments etc but, and unlike a hotel, also the full range of nursing, social & medical care, along with chiropody, hairdressing etc. This includes full-time nursing staff and regular input from a retained GP.

As you will be aware, the recently revised PPG (June 2019) addresses the matter of whether a use falls within C2 or C3 of the Use Classes Order and advises that when a local planning authority is making this assessment consideration "*could, for example, be given to the level of care and scale of communal facilities provided*". Even viewed in isolation, substantial parts of the third floor are given over to communal social/care facilities which mirror the three lower floors in this regard. All the rooms within the building would be registered and inspected by the Care Quality Commission (CQC) to ensure that they met the requirements of accommodation for residential and nursing care.

I do hope that this further explanation and examination of the suites and their role in the care home has clarified matters.

Yours sincerely

Steven Barker
Director (Managing)

Att: Dr No 17-132 -123 – Rev F

Cc: Michael McInerney
Carol Felstead
Rob Patkai
Office@BPTP