

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 01 MARCH 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2017/1902/FULL

36 SALISBURY SQUARE, HATFIELD, AL9 5AF

CHANGE OF USE OF GROUND FLOOR FROM SUI-GENERIS TO RESIDENTIAL (C3) TO INCLUDE THE CREATION OF 2NO 1-BEDROOM AND 3NO 2-BEDROOM FLATS WITH EXTERNAL ALTERATIONS INCLUDING NEW FENESTRATIONS, ASSOCIATED CYCLE AND BIN STORE, CAR PARKING AND LANDSCAPING.

APPLICANT: Templewood Securities Ltd

AGENT: DLA Town Planning Ltd

(Hatfield East)

1 Site Description

- 1.1 The application site is situated to the western side of Salisbury Square, Old Hatfield and comprises a 3-storey building with associated car parking on a 0.16ha plot.
- 1.2 The site lies within the Old Hatfield Conservation Area. Many of the buildings and public spaces within and around the site date from the comprehensive redevelopment of the area in the 1970s and 1980s. The resulting character and quality of the built environment in this area contrasts markedly with the more historic parts of Old Hatfield.
- 1.3 To the immediate west of the site is the elevated Great North Road and embankment running along the site boundary and the railway line to the west of this, separating the site (and Old Hatfield generally) from Hatfield. The east (front elevation) of the building faces the main Salisbury Square area. While much of Old Hatfield is now in residential use, Salisbury Square stands out as an exception, with none of the buildings which surround it in residential use at ground floor level, and only around half of them in residential use on their upper floor, in the form of flats above shops. However, many of the shop units are now in A3 (restaurants & cafés), A4 (drinking establishments) or A5 (hot food takeaway) use. There are now very few shop units remaining in A1 retail use and these consist of a newsagent, a hairdresser and a small supermarket. Old Hatfield contains a number of offices, both surrounding Salisbury Square and along the southern end of Park Street.

- 1.4 The site is accessed to the south of the building from Batterdale, which terminates at a public car park adjoining the site, to the south and west and is adjoined by access to the site car park. Direct pedestrian access can be gained from Salisbury Square.
- 1.5 The building is currently in use as a 'Jobcentre Plus' on the ground floor with offices above. The principle of residential development has recently been established on the first and second floors of this building through prior approval (Ref: 6/2017/1176/PN11). This permission has not been implemented.

2 The Proposal

- 2.1 Planning permission is sought for the change of use of the ground floor from a Job Centre (Sui-Generis) to residential (C3) to include the creation of 2no 1-bedroom flats and 3no 2-bedroom flats with external alterations including new fenestrations, associated cycle and bin stores, car parking and landscaping.
- 2.2 External alterations to the building comprise:
 - Extension of existing windows at ground floor level to create floor-to-ceiling openings;
 - Infilling of existing undercroft with windows to match those proposed. All new fenestration and brickwork would match existing, and;
 - Existing external staircase adapted to provide a cycle store.
- 2.3 Although the site is limited with regards to space, new planters would be provided to the front boundary of the site fronting the main square.
- 2.4 Vehicular access to the site from Batterdale would remain. The proposal would result in 25 parking spaces in total to serve the entire building. Secure storage would also be provided for 28 cycles. This level and type of provision is replicated in a concurrent application at this site for the conversion of the roofspace for residential flats ref: 6/2017/1903/FULL (this associated application is the next item on this Committee agenda). Whilst all of these applications have been submitted individually, they are material considerations to each other and, as such, should not be considered in isolation.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Hatfield Town Council have objected.

4 Relevant Planning History

- 4.1 Application number: 6/2017/1903/FULL
Decision: Under Consideration

Proposal: Erection of 4 front, 4 rear and 2 side dormer windows, 5 front and 5 rear roof-lights to facilitate conversion of roof, to include the creation of 2no 1-bedroom and 2no 2-bedroom flats with associated parking, cycle store and landscaping

- 4.2 Application number: 6/2017/1176/PN11
Decision: Prior approval required and granted
Decision date: 31/08/2017
Proposal: Prior approval for the change of use from Office (B1a) to a dwellinghouse (C3) to include the creation of 16no 1-bedroom flats
- 4.3 Application number: S6/2005/0912/FP
Decision: Granted
Decision date: 14/09/2005
Proposal: Installation of 2no condenser units to (rear) west elevation and 3no condenser units to exit stair at north side
- 4.4 Application number: S6/2004/1341/FP
Decision: Granted
Decision date: 29/10/2004
Proposal: Construction of new disabled access and egress door to new office, including two wheel chair ramps
- 4.5 Application number: S6/2004/0720/GD
Decision: Granted
Decision date: 02/08/2004
Proposal: Proposed change of use to Jobcentre (Circular 18-84 consultation)

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2012 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (Local Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (emerging Local Plan 2016)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6 Site Designation

- 6.1 The site lies within the town of Hatfield as designated with the Local Plan.

7 Representations Received

- 7.1 The application have been advertised by neighbour notification letters, site notice and press notice.

7.2 The Old Hatfield Residents' Association objects to the proposed development on the following grounds, summarised below:

- Detrimental impact on vitality and viability of Old Hatfield as a Neighbourhood Centre
- Not clear what impact this proposal will have on the main regeneration project in Old Hatfield
- Detailed landscaping proposal essential
- Lack of housing mix
- Noise conflict between new development and public house

8 Consultations Received

8.1 No objections have been received in principle from statutory consultees, subject to conditions. The consultation responses received are summarised below, and where appropriate expanded upon in later sections of this report.

8.2 Hertfordshire County Council Transport Programmes and Strategy (HCCTPS) – No objection subject to informative regarding storage of materials.

8.3 **Welwyn Hatfield Borough Council Public Health and Protection Team (EH)** – No objection subject to SAP Regulations condition regarding thermal comfort.

8.4 **Welwyn Hatfield Borough Council Landscaping and Ecology Team** – No objection subject to precise soft landscaping details.

8.5 **Welwyn Hatfield Borough Council Client Services Team** – The developer will need to provide clear, unrestricted even access path from the bin store to the freighter collection point in the car park with no barriers etc. Bins would be provided FOC and be emptied on the existing fortnightly collection service. Please confirm that the route from bin store to freighter will be as described here.

9 Town/Parish Council Representations

9.1 Hatfield Town Council objected to the application as follows:

“Members were not aware that the Job Centre in Hatfield was targeted for closure. They do not see in the application details of where it will be relocated. They wish to raise concerns regarding parking, loss of more commercial space in Old Hatfield to residential units and lack of any amenity area for the new residential units.”

10 Analysis

10.1 The main planning issues to be considered are:

1. **The principle of the development (NPPF; Policies SD1, GBSP2, R1 and H2 of the Local Plan, and Policies SP1, SP2, SADM4 of the emerging Local Plan 2016).**
2. **Whether or not the scheme incorporates high quality design in accordance and relates to the character and context of the area (NPPF; Policies D1, D2, D8, GBSP2 & SDG of the Local Plan).**
3. **Impact on significance of designated heritage assets (NPPF)**
4. **Impact on living conditions and residential amenity of future occupiers and neighbouring properties (NPPF, Policies D1, R19 and SDG of the Local Plan, and Policy SADM11 of the emerging Local Plan 2016)**
5. **Access, impact on the highway and parking (NPPF; Policies M14, SPG and Interim Car Parking Policy)**
6. **Other considerations**

1. **The principle of the development**

10.2 The main issues in this case relate to the acceptability of the proposal in the light of the policies contained in the adopted Local Plan and the emerging Local Plan.

10.3 Local Plan Policy SD1 states that development will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they will accord with the objectives and policies of the Local Plan. Policy R1 states that in order to make the best use of land in the district, the Council will require development to take place on land which has been previously used or developed. Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. These objectives are consistent with the NPPF which encourages the provision of more housing and the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking.

10.4 The site has not been allocated in the Local Plan for additional housing supply and as such comes forward as a windfall residential site where Policy H2 applies. This policy states that all applications for windfall residential development will be assessed for potential and suitability against the following criteria:

- i. The availability of previously-developed sites and/or buildings;

- ii. The location and accessibility of the site to services and facilities by transport modes other than the car;
 - iii. The capacity of existing and potential infrastructure to absorb further development;
 - iv. The ability to build new communities to support infrastructure and provide demand for services and facilities;
 - v. The physical and environmental constraints on development of land.
- 10.5 The application site is previously developed and is located within an existing residential area where the infrastructure has capacity to absorb further development. The application site is also located within an area which is accessible by non-car modes of transport and where there are services and facilities available within walking distance of the site. Furthermore, there are no known physical or environmental constraints at this site.
- 10.6 The Policies Map for the emerging Local Plan 2016 shows the site to be within a Large Neighbourhood Centre. However, the site does not form part of a protected shopping frontage, nor does the building serve a retail function. Policy SADM 4 of the Emerging Local Plan 2016 states that the Council will support change of use applications in the designated centres provided they would not have a detrimental impact on vitality and viability. The proposal would generate additional potential users of the local shops and services which would help to increase both vitality and viability.
- 10.7 It is also noted that the principle of residential development has recently been established on the first and second floors of this building through prior approval (Ref: 6/2017/1176/PN11). Whilst this application relates to the ground floor of this building, the loss of this existing use is not restricted in the borough.
- 10.8 Hatfield Town Council have objected to this proposal on a number of grounds. One of these grounds is concern over the loss of more commercial space in Old Hatfield. However, having taking account of the above, the loss of the existing Job Centre (sui-generis use) to a residential use in this location would not be contrary to relevant land use planning policies in the current Local Plan, the emerging Local Plan or the NPPF.
- 10.9 Subject to an assessment of the scheme against the principles of sustainable development and saved policies governing residential development, which are considered below, the principle of residential use in this location is supported.

2. Whether or not the scheme incorporates high quality design and relates to the character and context of the area

- 10.10 Policies D1 and D2 of the Local Plan respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 directs new

development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character. These policies are expanded upon in the Council's SDG which emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect existing spacing and not appear cramped on the site and the locality in general. These policies are consistent with the NPPF as a whole, and in particular, paragraph 17 which requires, amongst other things, that decision taking should always seek to secure high quality design.

- 10.11 The proposal seeks to extend the cills of the existing windows at ground floor level of building to create floor-to-ceiling openings; to infill the existing undercroft and insert new windows to match those proposed, and; alterations to the existing external staircase.
- 10.12 In terms of the fenestrations changes and infilling of the existing undercroft, the alterations would be read as part of the existing building and would also formalise the east and west elevations, which is considered a positive enhancement.
- 10.13 The external staircase to the north-end of the building would be adapted to provide a cycle and bin store. This would be facilitated by enclosing the existing staircase opening in louvres and adding a pitched roof. Whilst there would be a new roof, the height of the existing staircase structure would be retained. These alterations would result in a minimal alteration to the massing of the building and would not detract from the character and design of the building nor its locality.
- 10.14 Having regard to the sensitive location of this building in the conservation area, it is necessary and reasonable for precise details of external materials to be submitted and agreed prior to commencement. This can be secured through a planning condition.
- 10.15 Overall, the proposed alterations would represent an acceptable standard of design, in accordance with Local Plan Policies D1, D2, GBSP2, the SDG and provisions of the NPPF.

3. Impact on significance of designated heritage asset

- 10.16 The application building is situated within Hatfield Conservation Area and in proximity to a number of listed buildings and non-designated heritage assets, including the Grade 1 Listed Hatfield House, as well as Hatfield House Registered Park and Garden. The nearest listed buildings are two storey buildings situated along Park Street (Nos. 1-11 Park Street). These buildings are not considered to be seen in the same context as the application building given the presence of buildings in-between and their separation distance from the subject building by at least 72 metres.
- 10.17 Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have "*special regard to the desirability of*

preserving the building or its setting or any features of special architectural or historic interest which it possesses". The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the NPPF states, *'In determining planning applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

10.18 Paragraph 132 of the NPPF outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight' should be given to the asset's conservation and the more important the asset the greater the weight it should be given. Paragraph 133 states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial Paragraph 134 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances.

10.19 The Council's Historic Building Advisor has been consulted for this application and outlines that, overall, the proposed works would result in a minimal change that would not adversely impact upon the special interest of the conservation area or on the setting of nearby heritage assets. No objection to the proposal is presented from a conservation perspective.

10.20 Taking account of the above, subject to external materials being agreed, it is considered that that the proposal would not cause any harm to the significance of designated heritage assets.

4. Impact on living conditions and residential amenity of future occupiers and neighbouring properties

10.21 Policy D1 of the Local Plan requires the standard of design in all new development to be of a high quality. This is expanded upon in the Council's SDG which sets out the guidelines with regard to residential development for the provision of adequate amenity for future occupants and the protection of neighbouring residential amenity. This is consistent with the NPPF, which in Paragraph 17, outlines that planning should always seeks to secure high quality design and good standards of amenity for all existing and future occupiers of land and buildings.

10.22 Policy SADM11 (Amenity and layout) of the Council's Draft Local Plan Proposed Submission (now afforded significant weight in general terms) is consistent with the above and also sets out that as a minimum, all proposals for C3 dwellings will be required to meet the Nationally Described Space Standards, unless it can be robustly demonstrated that this would not be feasible or viable.

Living conditions of future occupiers

- 10.23 All habitable rooms would be well served by either existing or proposed windows and therefore would receive good levels of sunlight and daylight. Furthermore, the floor-space of the proposed flats and the individual bedroom sizes would meet the Nationally Described Space Standards.
- 10.24 The proposed defensive planting in metal planters running along the front boundary would effectively mitigate any adverse overlooking or privacy concerns from the adjacent pedestrian footpath within Salisbury Square toward the front floor-to-ceiling habitable rooms. The implementation and retention of such boundary treatment can be secured through planning conditions.
- 10.25 As the proposal is for the conversion of an existing building there is limited scope to provide outdoor amenity space. The lack of any amenity space forms a ground for objection from Hatfield Town Council. There is however public open space within 300m of the site (accessed off both Old French Horn Lane and St Albans Road East which future occupiers would have access to. Additionally, future occupiers would qualify for year round access to Hatfield House Parks and Gardens. It is considered that the close proximity of the site to public open spaces, together with the benefit of town centre living, excellent access to shops, leisure facilities and employment opportunities would outweigh any disadvantage caused by the limited private amenity space.

Living conditions of neighbouring residents

10.26 The nearest residential properties are well separated from the application site and located at first floor level. Therefore, the proposal would not result in any harm in this respect.

5. Access, impact on the highway and parking

- 10.27 Access would be taken from Arm and Sword lane, adopted only at the junction with the A1000, with all other areas of the un-adopted highway. The existing area for car parking to the northern-side of the site would be retained to accommodate a total of 25 spaces (including 2no disabled spaces).
- 10.28 The proposed 26 space car parking area is planned to serve residential flats on all floor levels of this building (including roof space). Prior approval has already been granted for 16no 1-bedroom flats on the first and second floor of the building (Ref: 6/2017/1176/PN11) and a planning application for the use of the roof space for 2no 1-bed and 2no 2-bed and roof alterations to facilitate this use is currently under consideration (Ref: 6/2017/1903/FULL).

- 10.29 This development, together with that approved and under consideration (as outlined above), would require a cumulative provision of 21 car parking spaces. The level of parking provision for the whole building would therefore exceed the Council's SPG by 5 spaces.
- 10.30 Notwithstanding the overall over-provision of car parking, it is reasonable and necessary in this case for the Local Planning Authority to exercise control over the allocation of car parking through a planning condition. Such a condition will ensure that a sensible level of parking provision is achieved for the flats proposed under this application.
- 10.31 Hertfordshire Highways have been consulted for this application and consider that the proposal is unlikely to have a severe impact to highway capacity, nor a detrimental impact to highway safety. Subsequently, no objection is presented.
- 10.32 In terms of cycle provision, the location, type and number of cycle storage spaces are acceptable.

6. Other considerations

Landscaping

- 10.33 As this application is for a change in the use of part of the existing building, the potential for additional soft landscaping is limited. The proposal will introduce defensive planting in metal planters to run along the front elevation to demarcate the ground floor units and for privacy reasons. Whilst this is acceptable in principle, no details of the type of defensive planting have been provided alongside this application. The defensive planting must be of sufficient height in order to serve its function. Details of this planting can however be suitably secured through an appropriately worded planning condition.

Waste & recycling

- 10.34 Part of the existing service/plant area would be adapted into an enclosed bin store. This location of this bin store is acceptable.
- 10.35 The Council's Client Services Department have been consulted for this application and suggest 360 litre shared refuse containers rather than large 1100 litre container as managing an 1100 bin will prove more difficult as bins will have to be collected from Batterdale Car Park.
- 10.36 The intention is for this building to be fully residential over all floors. Prior approval has recently been granted for 16no 1-bed flats on the first and second floor (ref: 6/2017/1176/PN11) and a concurrent application to 6/2017/1902/FULL is also under consideration for the use of the 3rd floor (loft space) for 2no 1-bed and 2no 2-bed flats (ref: 6/2017/1903/FULL). The bin store is the exactly the same in applications: 6/2017/1902/FULL & 6/2017/1903/FULL. Whilst all of these applications have been submitted individually, they are material considerations to each other and, as such,

should not be considered in isolation. In essence, in building as a whole would serve 20no 1-bed and 6no 2-bed flats. Therefore, the local planning authority must ensure that bin provision would meet the demands of the 26 flats.

- 10.37 On the basis of this 26 flat development, the Council's Client Services Department have recommended 9no 360 litre refuse bins. The quantity and size of refuse bins could be accommodated in the proposed bin store in a practical and convenient arrangement.

Public Health and Protection

- 10.38 The Council's Public Health and Protection Department have been consulted for this application. The submitted Noise Mitigation Strategy is deemed to be acceptable however the applicant needs to ensure that either a cooling/air-conditioning system is installed or demonstrate that levels of thermal comfort can be achieved in accordance with The Government's Standard Assessment Procedure for Energy Rating of Dwellings. It has been agreed that this can be secured through a prior to commencement planning condition.

Conditions

- 10.39 The National Planning Policy Guidance governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.

11 Conclusion

- 11.1 In principle, the proposed change of use from a sui-generis use to C3 residential at this location is acceptable, in accordance with Local Plan Policies SD1, GBSP2, R1 and H2; the emerging Local Plan 2016; and the NPPF.
- 11.2 The impacts of the proposal have been considered in terms of the visual amenity of the site, its surrounding area, together with the living conditions of future occupiers and neighbouring residents. It has been concluded in these respects that the proposal would maintain and enhance the subject building, a good standard of living conditions would be created and there would not be any adverse impacts on the living conditions of neighbouring residents. As such, the proposal is in accordance with Policies GBSP2, D1, D2, D8 & R19

of the Welwyn Hatfield District Plan, the SDG, Policy SADM11 of the emerging Local Plan 2016 and the NPPF.

- 11.3 The proposal has also been considered with regard to access, parking, refuse provision and highway safety, also having regard to the recent planning permission and concurrent planning application at the site for residential change of use, which are material considerations. It has been concluded that the proposed development would meet the Council's Car Parking Standards, acceptable refuse provision would be provided and there would not be any material impact on highway safety/capacity. The proposal is therefore in accordance with Policies M14, the SPG Car Parking Standards and the Council's Interim Policy for Car Parking Standards and Garage Sizes and the relevant parts of the NPPF.
- 11.4 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF outlines, in its introduction, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. Of particular relevance to this application is an economic role, among others, to ensure land is available in the right places to support growth; a social role to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; as well as an environmental role which includes protecting and enhancing the built environment.
- 11.5 The proposal would have an economic benefit during the construction phase and a limited social benefit through the provision of 5 windfall residential units making a small but valuable contribution to local housing supply; this is a clear benefit as it reduces pressure on housing land take elsewhere.
- 11.6 Subject to planning conditions it is considered that the design of the development would adequately respect and relate to the character of the area. Giving consideration to the scale of the proposal and its setting, it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level. Consequently, it is considered that the proposal affords benefits in all areas of sustainability and is in accordance with the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guidance and the relevant chapters of the National Planning Policy Framework.

12 Recommendation

- 12.1 It is recommended that planning permission be granted subject to the following conditions:
 1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the works hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved details.

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

2. Prior to the commencement of the development the applicant must submit to, for approval by the Local Planning Authority details of the glazing scheme and ventilation systems required to be installed to meet the internal noise levels within BS8233:2014. The mechanical ventilation system must provide adequate ventilation rate to maintain thermal comfort. The applicant must either install a cooling/air conditioning system or undertake a SAP 2012 Appendix P assessment of the internal temperature in summer demonstrating that the windows can be kept shut and that the ventilation alone is capable of keeping the room at a temperature which provides thermal comfort (standards described in SAP). The development must not be carried out other than in accordance with the approved details.

REASON: To protect the residential amenity and living conditions of future occupier in accordance with Local Plan Policy R19 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012.

3. The residential development hereby approved must not be occupied until a scheme which shows the spaces allocated to each flat, including visitor parking, has been submitted to and agreed in writing by the Local Planning Authority. The car parking layout as shown on drawing number: 1702_00_105 Revision PL01 and agreed parking allocation must be retained permanently and shall not be used for any other purpose.

REASON: To ensure that the car parking spaces are provided prior to the occupation of the units in the interests of highway safety and the number of spaces to serve each flat complies with Policy M14 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance - Parking Standards 2004, Interim Policy for Car Parking Standards and Garage Sizes 2014 and the National Planning Policy Framework 2012.

4. The development hereby approved must not be occupied until details of the defensive planting in planters have been submitted to and agreed in writing by the Local Planning Authority. Details must include: species, size and numbers/planting densities. The approved defensive planting in planters must be sited in the locations as shown in drawing number: 1702_00_100 PL03 prior to occupation, and permanently maintain in these locations thereafter.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area, reduce the visual and environmental impacts of the development hereby permitted, and to protect the living conditions of its future occupiers, in accordance with Policies GBSP2, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
1702_03_001	PL02	Site Location Plan	06 September 2017
1702_03_002	PL01	Block Site Plan	06 September 2017
1702_01_100	PL01	Existing Plan Ground Floor Plan	06 September 2017
1702_01_101	PL01	Existing Plan First Floor Plan	06 September 2017
1702_01_102	PL01	Existing Plan Second Floor Plan	06 September 2017
1702_01_103	PL01	Existing Plan Third Floor Plan	06 September 2017
1702_01_104	PL01	Existing Plan Third Floor Roof Plan	06 September 2017
1702_01_201	PL01	Existing Front/East Elevation View from Salisbury Square	06 September 2017
1702_01_200	PL01	Existing Rear/West Elevation View from Great North Road	06 September 2017
1702_01_202	PL01	Existing Side Elevations	06 September 2017
1702_01_211	PL01	Existing Cross Section	06 September 2017
1702_01_210	PL01	Existing Long Section	06 September 2017
1702_00_100_A	PL04	Proposed Ground Floor Plan	15 February 2018
1702_04_101_A	PL03	Front/East Elevation View from Salisbury Square	15 February 2018
1702_04_100_A	PL02	Rear/West Elevation View from Great North Road	15 February 2018
1702_04_102_A	PL03	Side Elevations North and South	15 February 2018
1702_05_101_A	PL03	Cross Sections	15 February 2018
1702_05_100_A	PL03	Long Section	15 February 2018
1702_00_105_A	PL02	Car Parking Layout	06 September 2017

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).

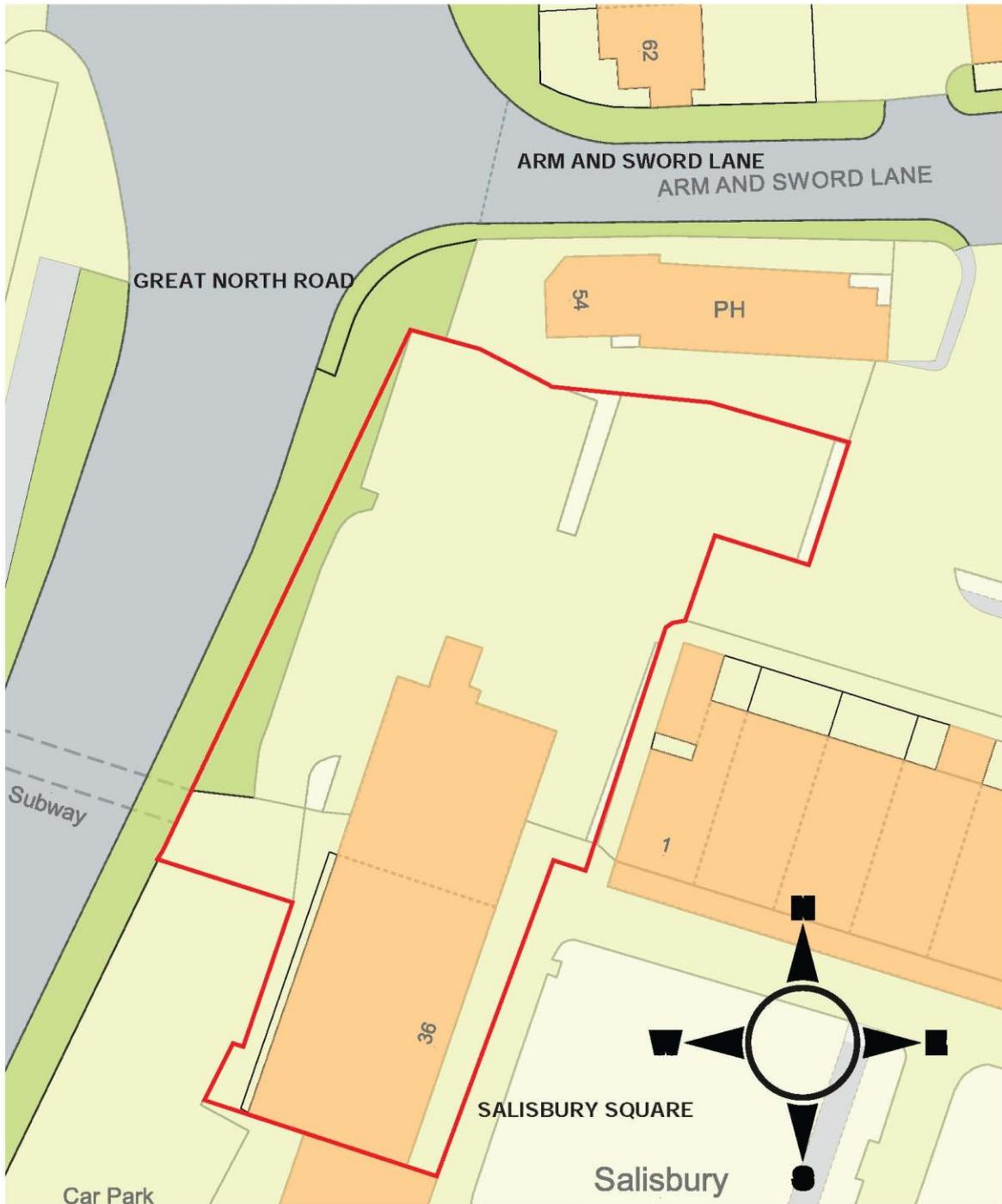
Informatives:

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.
2. The development will involve the numbering of properties. The applicant **MUST** contact Welwyn Hatfield Borough Council, Transportation (Lorraine Davis 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

David Elmore (Development Management)

Date: 06/02/2018

Expiry date: 02/03/2018



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title: 36 Salisbury Square Hatfield		Scale: DNS
	Project: DMC Committee		Date: 2018
	Drawing Number: 6/2017/1902/FULL		Drawn: Ida Moesner
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