DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01022/FP	Replace existing single bay jack leg cabin	Plot 1034 Works Road Letchworth Garden City Hertfordshire

Submitted Plan Nos

10184-500A 10184-500A 10184B Rev 02

1.0 Policies

SECT1	Building a Strong, Competitive Economy

XETC2	Employment Development outside Emp Areas
LP36	Employment Provision

2.0 Site History

2.1 None.

3.0 Representations

3.1 **Environmental Health (noise and other nuisance)** - no comments received.

3.2 **Highways** – do not wish to restrict the grant of permission subject to the inclusion of an informative.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site comprises an industrial unit fronting works road with a parking area to the rear. The site already has a single bay jack leg cabin located to the rear of the main building and to east of the access to the parking area.

4.2 Proposal

4.2.1 This application seeks permission for the replacement of the existing cabin with a single bay jack leg cabin 9.5m long by 3m wide and 2.7m high on he footprint of the cabin to be removed. See submitted plan for full details.

4.3 Key Issues

4.3.1 The key considerations in this case, relate to whether the development is suitable for the site and whether there are any neighbouring premises may be affected.
The application is a replacement of an existing structure and would not have greater visual impact on the area than the existing cabin. With regard to the appearance of the proposal, it would still be of single storey height and to the rear of an industrial building. Its visual appearance would be minor in relation to the existing building and I do not consider that it would be detrimental to the building or this industrial area. There are no residential properties in the proximity of the development and the installation would not have any greater adverse impact upon the area in my view than the cabin it is to replace.

The development would not impact on the existing parking provision at the site or the local highway network.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

Storage of materials AN) Storage of materials: 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 https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspxor by telephoning 0300 1234047.

Signed	Development Management North Hertfordshire District Council

 Simon Ellis Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2018	