

5h 3/11/1712/FO – Variation of condition 3 of planning ref 3/08/1402/FP to agree a proposed minor material change to building approved. The changes are:- change from hipped to gable ends to roof, building length reduce by 3.85m (reduction of total floor area by 37m²), elevation change to include external metal cladding at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson

Date of Receipt: 27.09.2011

Type: Full – Minor

Parish: BRICKENDON LIBERTY

Ward: HERTFORD HEATH

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following condition:

1. The building hereby permitted shall be used only for purposes ancillary to the use of Paradise Wildlife Park as a zoo.

Reason

To ensure that the identified need for the building is met and maintained and to clarify the extent of the permission given its Green Belt location in accordance with policies GBC1 and LRC10 of the East Herts Local Plan Second Review 2007.

Directive:

1. Other legislation (01OL1)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies ENV1 and GBC1 and Planning Policy Guidance 2 – Green Belts. The balance of the considerations having regard to those policies and the previous permission 3/08/1402/FP is that permission should be granted.

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1.0 Background:

- 1.1 The application site forms part of Paradise Wildlife Park and is shown on the attached OS extract. The site lies within the Metropolitan Green Belt.

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1.2 Permission was granted by the committee in November 2008 for the erection of a two-storey ticket office at the site. The building was approved as it was considered that it was relatively unobtrusive, and superior in appearance to the buildings existing on site at that time.

1.3 This application proposes to vary Condition 3 of permission 3/08/1402/FP. The condition is worded as follows:

The development shall, except to the extent that the Local Planning Authority otherwise agrees in writing, be carried out in accordance with the details submitted with the application.

Reason: To comply with the requirements of the Town and Country Planning (General Permitted Development) Order 1995.

2.0 Site History:

2.1 There is a lengthy planning history for this site, of which Members will be aware. It is not intended to repeat the full history at this time, but the following applications are considered to be relevant:

- 3/08/1402/FP – Two-storey ticket/office building – Approved November 2008
- 3/11/1636/FP – Change of use of staff room to two flats – Under consideration

3.0 Consultation Responses:

3.1 County Highways have no objection to the proposed development

3.2 County Archaeology considers that the development is unlikely to have an impact on significant heritage assets

4.0 Parish Council Representations:

4.1 Brickendon Liberty Parish Council has no objections to the application

5.0 Other Representations:

5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.

5.2 No letters of representation have been received at the time of the report

6.0 Policy:

6.1 The relevant 'saved' Local Plan policies in this application include the following:

GBC1 Appropriate Development in the Green Belt
ENV1 Design and Environmental Quality

6.2 In addition, the following National policy guidance is relevant:

Planning Policy Guidance 2 (PPG2) – Green Belts

7.0 Considerations:

7.1 The building has been built in a manner at variance to the approved plans. The material differences are as follows:

- The building is narrower along its east-west axis than approved, measuring approximately 24m rather than the approved 27m
- The building features metal cladding to the south ground floor elevation, rather than the approved timber cladding
- The building has gable ends to the roof, rather than hipped ends

7.2 In addition, the siting and number of doors, siting, number and size of windows and the internal layout of the building have been altered from the approved drawing. Furthermore, the approved canopy intended to wrap around the north, east and west elevations only runs across the north elevation.

7.3 The building is set well within the site, around sixty metres from the nearest boundary. The alterations have resulted in a reduced footprint to the building. When approval was granted for the original application, it was considered that the building was unobtrusive. The introduction of gable rather than hipped ends to the roof, is considered to represent a minor change, given the low roof pitch. As a result, taking into account the reduced length, it is considered that the building as constructed is no more visually intrusive than if it had been built in accordance with the approved plans.

7.4 The majority of the building remains timber-clad. Part of the ground floor elevation faces a maintenance area that is off-limits to the general public, and the absence of timber cladding to this section does not materially alter the overall appearance of the building. The door and window changes are considered to have no material changes.

8.0 Conclusion:

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- 8.1 The revised design of the building does not result in a building any more intrusive within the Green Belt than that originally approved and therefore overall the variation of condition 3 of the original permission is considered to be acceptable.
- 8.2 The building is therefore acceptable in accordance with policies ENV1 and having regard to policy GBC1 of the Local Plan, and national guidance in national PPG2.
- 8.3 Accordingly it is recommended that planning permission be granted for the variation of condition 3 of planning permission ref: 3/08/1402/FP, subject to conditions to ensure that the use remains ancillary to that of the site.