

3/14/1690/FO – Variation of condition 2 (Approved plans) of planning permission ref 3/13/0901/FP (Erection of two-storey central archive building on site of demolished buildings P8 and P10 adjacent to northern site boundary, with modifications to road layout to interior of site, landscaping, installation of proposed earth ducts and other works) for GlaxoSmithKline Services Ltd, Priory Street, Ware, SG12 0DJ

Date of Receipt: 18.09.2014

Type: Full – Major

Parish: WARE

Ward: WARE – ST MARY’S

RECOMMENDATION:

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

1. Time limit (1T121)
2. Approved plans (2E103) (Drawing refs: 5397/A3/201/A; 5397/A3/202/A; 5397/A0/300/A; 5397/A0/301/A; 5397 100 Revision 7; 5397 101 Revision 5; 5397 001 Revision 2; 5397 002 Revision 2; 5397 003 Revision 1; 5397 200 Revision 4; GSK/S/354/1A)
3. Unless otherwise agreed in writing by the Local Planning Authority, all works shall be carried out in accordance with the archaeological mitigation measures identified in the Summary of Archaeological Works dated May 2013 which was submitted with the previous application on this site, ref: 3/13/0901/FP.

Reason: To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007

4. Tree and hedge retention and protection (4P055)

Directives:

1. Other legislation (01OL1)
2. Groundwater protection zone (28GP1, Musley Lane Pumping Station)
3. Your attention is drawn to the comments of the County Council’s Historic Environment Unit in their letter of the 16th October, recommending the use of a contrasting material such as sand over the geotextile membrane to act as a warning to any future contractors working in the area.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

_____ (3130901FP.MC)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. It is an area of cleared land adjacent to the north boundary of the GSK site with Park Road. Two buildings (designated P8 and P10) that stood on the site were demolished approximately 5 years ago.
- 1.2 The whole GSK site is a designated Employment Area within the Local Plan and is reserved for general industrial, research and development and employment development.
- 1.3 Permission was granted in August 2013 for a two storey archive building on the site under ref: 3/13/0901/FP and this application proposes minor amendments to that permission.
- 1.4 The main roof of the building was previously proposed with a ridge height of 9.5 metres high, and with the tallest element being approximately 10 metres high. A flat roof was also proposed over part of the ground floor to the south which was to be planted to create a green roof. The walls were mainly to be timber clad with areas of white render and stone construction and the pitched roofs would be aluminium with the south-facing slopes covered in photovoltaic panels.
- 1.5 The current application proposes the following amendments to the proposed development:
 - Omission of the green roof and replacement with single ply flat roof
 - Window added at ground floor level on east elevation
 - Timber piles and ground beams removed
 - Alterations to the road layout to serve only the Archive Building rather than adjacent permitted schemes

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- Relocation of 'rehau' (heat exchange) tubes underneath the building
- Reduction in number and size of louvres

1.6 The building is proposed to house four, mainly storage, functions currently located in separate areas throughout the GSK site. Samples of manufactured products would be stored in the building, as would documents relating to GSK's operations. The equipment maintenance team would be based in the new building with the site's emergency response team and their equipment.

1.7 Notwithstanding the alterations proposed, the applicant indicates that the building will still be of a low carbon specification. The building would incorporate photovoltaic panels, a ground-to-air heat exchanger and would be connected to the site's combined heat and power plant.

1.8 A copy of the August 2013 committee report is attached as **Essential Reference Paper 'A'**.

2.0 Site History

2.1 The only application of relevance to this site was that approved in August 2013 under ref: 3/13/0901/FP.

3.0 Consultation Responses

3.1 The County Council's Highways Officer has no objection to the proposed revisions.

3.2 Hertfordshire County Council's Historic Environment Unit have reviewed the submitted documentation and is satisfied that recommendations of the submitted archaeological statement would be acceptable.

4.0 Town Council Representations

4.1 Ware Town Council comments that they have no objection to the proposed development.

5.0 Other Representations

5.1 The application has been advertised by way of site notice and neighbour notification.

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5.2 No letters of representation have been received in response to the consultation.

6.0 Policy

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

ENV1	Design and Environmental Quality
ENV2	Landscaping
SD1	Sustainable Development
SD3	Renewable Energy
EDE1	Employment Areas
WA8	Employment Areas
TR7	Car Parking – Standards

6.2 The National Planning Policy Framework (NPPF) is also material to the consideration of the application:

7.0 Considerations

7.1 As mentioned above, planning permission was granted in August 2013 for the erection of the two-storey archive building and the associated works. The principle of the development and detailed considerations are addressed within the Officer report for the previous application which is attached as Essential Reference Paper 'A' to this report. As there have not been any significant changes in circumstances or policy since the previous application was determined, all of the considerations in respect of the proposed development remain the same and as such are adequately addressed within the attached report.

7.2 The determining issue in relation to this application is therefore the acceptability of the proposed variations to the approved plans. For the avoidance of doubt, there would be no changes to the height or footprint of the approved building.

Variations

7.3 The omission of the green roof and re-siting of the heating tubes would not materially alter the appearance of the development, although the loss of the green roof is regrettable from a sustainability viewpoint. However, given the low carbon technologies used elsewhere within the proposed building and on the GSK site generally, Officer do not consider that this would warrant the refusal of planning permission.

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- 7.4 The revisions to the road layout would only affect traffic within the site, and would have no material impact beyond this.
- 7.5 The addition of a window to the ground floor east elevation, and alterations to the size and number of louvres to the north elevation of the building would not adversely affect the overall appearance of the building, which would remain generally industrial in nature. This accords with the overall commercial character of the site.
- 7.6 The omission of timber piling and beams to the building would improve the carbon efficiency of the building, in line with the development's general aim of creating a low carbon building.

8.0 Conclusion

- 8.1 The proposed amendments to the approved plans are considered to be acceptable and there are no significant changes in circumstances or policy that would justify a different decision being made in respect of the principle of the development made on the recent planning permission granted under reference 3/13/0901/FP.
- 8.2 Officers therefore recommend that planning permission be granted for the proposed development, subject to the conditions recommended at the head of this report.