

4/03067/15/FUL - REPFURBISHMENT/REPLACEMENT OF EXTERNAL CLADDING/SHOPFRONT TO EXISTING VACANT UNIT. UNIT 12 LEISURE WORLD, JARMAN WAY, HEMEL HEMPSTEAD, HP2 4JW. APPLICANT: EDISTON REAL ESTATE.

[Case Officer - Fiona Bogle]

Summary

The application is recommended for approval.

The proposed development completes the external refurbishment and upgrade of the Leisure World building at Jarman Park. The proposal ties in with recent refurbishment works to the front facade of the building and the recent planning permission for improvements and refurbishment to the eastern end of the building. The proposal will add to the attractiveness of the leisure offer sought through these enhancements. The proposal therefore complies with Core Strategy Policy CS12. There is no change of use involved as the permitted use of unit 12 is for restaurant use and this will continue.

Site Description

The application site comprises unit 12 at the northernmost end of the Leisure World building adjoining the Cinema complex and restaurants to be, recently granted planning permission at the eastern end of the building. Unit 12 is currently vacant, however has been in use as a restaurant. Prezzo are to occupy the refurbished unit. Jarman Park is an out of centre leisure and retail facility off the St Albans Road (A414). The site is served by Jarman Way, an established internal circulatory distribution road providing access to each of the existing uses including the Tesco superstore, McDonald's Drive thru and the The XC centre. Sports pitches and athletics track and ski centre lie further to the west beyond.

The leisure building is served by car parking both to the east and west of the building. The car parks provide parking for 970 cars, plus 42 disabled spaces and provision for the parking of 18 bicycles. There is a heavily treed landscaped buffer between the car park and the remaining undeveloped land to the north of the site.

Proposal

The application seeks planning permission for the refurbishment/replacement of external cladding and new shopfront to the existing vacant unit, which will be occupied by Prezzo for A3 restaurant use. The proposal also involves new entrance doors to the cinema.

Referral to Committee

The application is referred to the Development Control Committee as Dacorum Borough Council owns the site, although the operational use of the site complex is on a long lease.

Planning History

Planning application 4/0625/89 was submitted by Ladbroke Group Properties for the comprehensive development of the north eastern portion for the site know as Jarman

Fields for the following development:

Retail Superstore
Petrol Filling Station
Hotel
Restaurant
Clubhouse
Leisure / Recreation Centre (outline)
Formation of Athletics Area
Construction of car parks, roads and access.

The decision was made following a public enquiry held on 12 February 1991 as the application was 'called-in' by and determined by the Secretary of State for the Environment.

Relevant Recent History

4/02252/11/MFA- Refurbishment and change of use of part of leisure world building to replace the sui generis (nightclub) and part of the class D2 (leisure and assembly use) with A3 (restaurant including mezzanines), alterations to new D2 (leisure and assembly uses) alterations to front of building and car parking provision - Granted 13/03/12

4/1453/12/NMA - Refurbishment and change of use of part of leisure world building to replace the sui generis (nightclub) and part of the class D2 (leisure and assembly use) with A3 (restaurant including mezzanines), alterations to new D2 (leisure and assembly uses) alterations to front of building and car parking provision - non-material amendment to planning permission 4/02252/11/MFA - Granted 28/08/12

4/01110/13/FUL - Alterations to external appearance of building with insertion of new window in an existing wall - Granted 25/07/13

4/01111/13/FUL - Change of use of leisure world from assembly and leisure (D2) to Drinking Establishment (A4) - Granted 25/07/13

4/02888/14/FUL - Shop front alterations and installation of new signage, roof plant, fixed external furniture, lighting and planters (unit 8) - Granted 04/12/14

4/01190/15/MFA - Change of use of existing cinema auditoria from Class D2 (Assembly and Leisure) to Class A3 Restaurant and cafes. Alteration to east end of building to suit new use.

Policies

National Policy Guidance

National Planning Policy Framework

Adopted Core Strategy

Policies NP1, CS12, CS13, CS29

Representations

Conservation and Design

Comments awaited

Environmental Health

Comments awaited

Considerations

The proposal represents works to the existing building to which there are no policy issues. The proposal is acceptable in principle.

The proposals complement the programme of recent/planned refurbishment works to the Leisure World building at Jarman Park, particularly at the eastern end facilitated by the expansion of the cinema facility. The visual enhancements to the building will help to make a positive contribution to the appeal of Jarman Park as a leisure and retail destination in line with the Core Strategy. This end of the building is currently run down and unsightly. Opening up this end to restaurants as permitted under planning permission 4/01190/15/MFA will introduce activity and interest to this end of the site, enhanced by provision of an external seating area. The one remaining unit to undergo such transformation is unit 12. The proposed works will tie in with those already taken place to the building frontage and those planned at the eastern end. The design and materials will match resulting in a coherent building form and style and as such the proposal accords with the requirements of Core Strategy policies CS12 and CS13.

The shopfront alterations and new doors to the cinema will provide an attractive and welcoming entrance to the cinema foyer and Prezzo Restaurant. The amount and scale of development will be unchanged.

The appearance of the shopfront has been carefully considered in order to fit appropriately within the overall design of the front elevation of the newly refurbished Leisure World. The proposal will result in a high quality, contemporary design which will enhance the appearance of the unit, again in conformity with the requirements of Core Strategy policies CS12 and CS13.

The proposed shopfront alterations ensure that level access into the unit is provided to the restaurant. Movement to, from and within the external seating will not be affected. A level surface within the external seating area will be maintained to ensure adequate access for disabled customers.

There will be no change in terms of access and parking to the current situation. There are 970 spaces available. In addition there are 42 disabled spaces and 18 cycle spaces.

Conclusions

The use of the unit as a restaurant is already established here.

The proposed shopfront and external alterations will create an attractive, vibrant facility complementary to the general regeneration of Leisure World. The proposals are in accordance with CS12 and CS13 of the Adopted Core Strategy and the NPPF.

RECOMMENDATION -That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

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

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development in accordance with CS12 of the Adopted Cores Strategy.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**150075-D-001
150075-D-003
150075-D-004
150075-D-005
150075-D-006
150075-D-007
150075-D-008**

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31

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 pro-actively 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) (Amendment No. 2) Order 2012.