

**4/03276/15/FUL - CHANGE OF USE OF FORMER PUMPING STATION TO STORAGE (B8).  
FORMER PUMPING STATION ADJ GARAGES AT CLAYMORE, HEMEL HEMPSTEAD, HERTS, HP2 6LT.  
APPLICANT: DBC.**

---

[Case Officer - Martin Stickley]

### **Summary**

The application is recommended for approval.

No external changes are proposed to the building and therefore the proposal would not have any adverse impact on the appearance of the street scene. The development would not have a detrimental impact on the amenity of neighbouring properties. The proposal would not require access and/or car parking improvements. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4 and CS12 of the Core Strategy and saved Policy 58, and saved Appendix 5 of the DBLP.

### **Site and Surroundings**

The application relates to a disused Council-owned water pumping station situated within a block of garages at Claymore, Hemel Hempstead. The building itself is brick built with a flat roof and has no fenestration apart from entrance doors on the southern elevation. The structure measures 9.39m x 5.77m (54.18m<sup>2</sup>). The building was bought back by the Council from Affinity Water Limited on 27<sup>th</sup> January 2015. The building was purchased as an empty unit, with the water pumping equipment removed. There is currently no electricity at the unit. The unit is comparable to the inside of a large triple garage with access limited to double doors (no roller shutters) and accessed via a pedestrian footpath.

### **Proposal**

Full planning permission is sought for the change of use from the former pumping station to general storage (B8).

*"The Councils Estates Department would look to rent this out on a commercial basis for storage purposes and given the constraints of access to and into the building and its location in a residential area this would not be for combustible items, large items as storage items would need to be carried manually, or a tenant requiring 24 hour access."*

### **Referral to Committee**

The application is referred to the Development Control Committee because the former pumping station is Council owned.

### **Planning History**

### **Policies**

## National Policy Guidance

National Planning Policy Framework (NPPF)

## Adopted Core Strategy

NP1 - Supporting Development  
CS4 - The Towns and Large Villages  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design

## Saved Policies of the Dacorum Borough Local Plan

Policy 58  
Appendix 5

## **Summary of Representations**

### Strategic Planning & Regeneration

The site is located in a residential area. Core Strategy Policy CS4 states that within residential areas:

“Non-residential development for small-scale social, community, leisure and business purposes is also encouraged, provided it is compatible with its surroundings.”

Very little information has been provided about the proposed development. For example, there is no information on floorspace or whether anyone will be employed on the site. We note that there is no car parking provision.

- Whilst the proposed use is not strictly speaking a business use, it is small-scale and it appears that it would be a low key use that would be compatible with its surroundings. As a result, we do not wish to raise any objections. Given the lack of parking and the proximity to housing, it may be appropriate to impose a condition stating that there should be no on-site employment within the building. If it is envisaged that the building would be used for on a more commercial basis, then it may well be prudent to condition its operation given the proximity of residential properties (Policy CS12).

## **Considerations**

### Policy and Principle

Policy CS4 of the Dacorum Borough Core Strategy states "non-residential development for small-scale social, community, leisure and business purposes is also encouraged, provided it is compatible with its surroundings." Therefore, an assessment should be made as to whether the development can be considered appropriate within the block of garages at Claymore, Hemel Hempstead and whether there would be any potential negative impacts on the surrounding residential area.

### Impact on Building Appearance and Streetscene

Policy CS11 advises that within neighbourhoods, development should "*preserve attractive streetscapes.*" It is not proposed to alter the external appearance of the building and as such no objection is raised in design terms. It is not felt that the current building positively contributes to the visual amenity of the area. However, the proposal would not have a negative impact on the appearance of the existing building or streetscene in accordance with Policy CS11 of the Core Strategy.

#### Impact on Amenity of Neighbours, Access and Parking

The site is located within close proximity to 180-182 Claymore. However, it is not considered that there would be any significant harm in terms of noise or nuisance, visual impact or privacy in accordance with Policy CS12. The original water pumping station would have required infrequent maintenance visits from Affinity Water, it is not felt that these visits would have caused any major disturbance to the surrounding properties. It has not yet been confirmed who would rent the unit for storage, however, it should be considered that the intensification of the use of the site would increase as a result of this proposal. It is probable that the number of visits to the site would increase, potentially up to two or three a day. However, being a storage unit, one would assume the number of visits would be fairly minimal. The building is accessed through double doors via a public footpath and therefore, any vehicles visiting the site would need to park in the area of hard standing within the garage block, or the surrounding residential streets. The NPPF, Paragraph 32 states that the Local Planning Authority cannot refuse a development on highway grounds unless its impact is "*severe.*" It is not considered that a slight intensification of the site in terms of traffic and parking would result in any detrimental impact on the surrounding road network and would therefore not be deemed as "*severe.*" It follows that the application is acceptable in accordance with the NPPF, Policy CS12 of the Core Strategy and saved Policy 58, and saved Appendix 5 of the Dacorum Borough Local Plan.

RECOMMENDATION - That planning permission be **GRANTED** 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 carried out in accordance with the following approved plans:**

Existing and Proposed Floor Plan - no reference (received 17-Nov-15)

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

#### **Article 35 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 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.