



TOWN AND COUNTRY PLANNING ACT 1990  
**PLANNING DECISION NOTICE – PERMISSION**

**S6/2009/2696/FP**

**CHANGE OF USE FROM A3 (COFFEE SHOP) TO A5 (HOT FOOD TAKE AWAY)**

**at: 10 PARKHOUSE COURT HATFIELD**

**Agent Name And Address**

MRS A LAMBOURA  
ADA ARCHITECTURE  
BREASY PLACE  
BURROUGHS GARDENS  
HENDON  
NW4 4AT

**Applicant Name And Address**

MR I SIAM  
COFFEE REPUBLIC  
10 PARKHOUSE COURT  
HATFIELD  
AL10 9RQ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 31/12/2009 and shown on the plan(s) accompanying such application, 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: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & PL/01 & PL/02 & PL/03 received and dated 31 December 2009 & CV/3994/1 received and dated 15 February 2010 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005

## Continuation ...

4. Notwithstanding the details submitted as part of this application, prior to the commencement of the use hereby permitted, a scheme for the extraction and ventilation equipment to serve the lobby and WC shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and shall be maintained in accordance with the manufacturer's instructions to ensure its continued satisfactory operation.

REASON: To ensure a satisfactory standard of development in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

### REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and T14 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, R19, M14, D1, D2 and Supplementary Design Guidance), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

### INFORMATIVE

Management Plan: Environmental Health request the submission of a maintenance schedule in respect of ducting and plant in the mechanical inlet and extract systems. This information will be referred to during food safety and/or health and safety inspections.

Disposal of Fats, Oils and Grease: Thames Water recommends the installation of a fat trap on all catering establishments and the disposal of fats, oils and grease by a contractor, in line with best practice, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

**Date:** 25/02/2010



Tracy Harvey  
Head of Development Control