



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/0265/MA

**EXTENSION TO EXISTING CARE HOME TO PROVIDE AN ADDITIONAL 22
BEDROOMS FOR DEMENTIA CARE**

at: ST. AUDREYS CARE HOME 15 CHURCH STREET HATFIELD

Agent Name And Address

MR G MURRAY
BROOKS MURRAY ARCHITECTS
8-10 NEW NORTH PLACE
LONDON
EC2A 4JA

Applicant Name And Address

HERITAGE CARE
C/O AGENT

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 19/02/2010 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. No felling of trees shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect breeding birds in accordance with the Wildlife and Countryside Act 1981 (as amended) and PPS9.

3. If at any time during the course of construction of the development hereby approved, a species of animal that is protected under Schedule 1* or 5** of the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) Regulations 1994*** or the Protection of Badgers Act 1992 is discovered, all construction or other site work affecting the species shall cease until a suitable mitigation scheme has been approved by the Local Planning Authority in writing or a licence to disturb protected species has been granted by DEFRA or Natural England (Formerly English Nature)

* Includes nesting birds

** Includes great crested newts, bats, reptiles and water voles

*** Includes great crested newts and bats

Continuation ...

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

DEVELOPMENT

4. The development/works shall not be started and completed other than in accordance with the approved plans and details: 759-001 & 759-005 & 759-006 & 759-007 & 759-008 received and dated 19 February 2010 and 759-002 A received and dated 6th April 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.

5. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site only on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

REASON: To ensure that no obstructions to the public highway occur during the construction period in the interests of highway safety

6. The measures for generating the predicted energy requirements as detailed within the 'St Audrey's Care Home Energy Strategy, December 2009 by Bobby Gilbert & Associates Ltd comprising either Ground Source Heat Pumps or Solar Hot Water shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development unless otherwise agreed by the Local Planning Authority.

REASON: To ensure that the development contributes towards Sustainable Development and Energy Efficiency in accordance with Policy SS1 of the East of England Plan 2008 and Policies SD1 and R3 of the Welwyn Hatfield District Plan 2005

7. The development hereby permitted shall be finished in 'Hatfield mix' with black headers, as used across Gascoyne Cecil Estate, and handmade clay plain peg tiles.

REASON: To ensure a satisfactory standard of development in the interests of the visual amenity in accordance with policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

8. The brick work of walls hereby permitted shall be constructed in English Bond to match the original building.

REASON: To ensure a satisfactory standard of development in the interests of the visual amenity in accordance with policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

PRE-COMMENCEMENT

9. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

10. No unbound material shall be used on the proposed access within 20 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development and 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.

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

11. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been 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. The landscaping details to be submitted shall include:-

f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

l) a tree survey of all the trees on or adjacent to the site. This shall comply with BS5837:2005 Trees in Relation to Construction.

m) any soil level changes within Root Protection Area of trees

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

Continuation ...

12. No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been 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 programme unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with PPG16 and Policy R29 of the Welwyn Hatfield District Plan 2005

POST-DEVELOPMENT

13. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1: Delivering sustainable development, PPS5: Planning for the Historic Environment, PPG13: Transport and PPG14: Development on Unstable Land, East of England Plan 2008 policies SS1: Achieving Sustainable Development, T14: Parking, ENG1: Carbon Dioxide Emissions and Energy Performance and ENV6: The Historic Environment and development plan policies SD1: Sustainable Development, GBSP2: Towns and specified settlements, R3: Energy Efficiency, R29: Archaeology, H9: Special needs housing, M4: Developer contributions, M14: Parking standards for new developments, IM2: Planning Obligations, D1: Quality of design, D2: Character and context, D5: Design for movement, D7: Safety by Design, D8: Landscaping and D9: Access and Design for people with disabilities of the Welwyn Hatfield District Plan 2005, 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).

Continuation ...

INFORMATIVES

1. The planning authority has determined the application on the basis of the information available to it but this does not warrant or indicate that the application site is safe or stable or suitable for the development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.
2. For information the submitted tree survey does not include all the trees on or adjacent to the site or comply with BS5837:2005 Trees in Relation to Construction.
3. A careful design which includes ornamental areas around the home, heavy screening along both the road and the eastern boundary and diffuse screening along the southern boundary, will ease the appearance of the proposed site dramatically

Date: 04/05/2010



Tracy Harvey
Head of Development Control