



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/1202/FP

Change of Use from Sui Generis to C3 (dwelling house)

at: 7 - 15 Park Street HATFIELD

Applicant Name And Address

Professor Andrew Starr
Northern Grove
West Didsbury
Manchester
M20 2NL

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 18/06/2010 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. The development/works shall not be started and completed other than in accordance with the approved plans and details: Site Location Plan 1:1250 & 01 A received and dated 18 June 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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS 1: Delivering Sustainable Development, PPS 3: Housing, PPS5: Planning for the Historic Environment, PPG 13: Transport, PPG14: Development on Unstable Land and development plan policies SD1: Sustainable Development, GBSP2: Towns and specified settlements, R3: Energy Efficiency, R29: Archaeology, M14: Parking Stands for New Development, D1: Quality of Design, D2: Character and Context, D3: Continuity and Enclosure, D8: Landscaping, H2: Location of Windfall Residential Development, H10: Accessible Housing 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).

Date: 12/08/2010

Tracy Harvey

Continuation ...

Head of Development Control