



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2010/1731/FP

Installation of historical De-Havilland Beacon, associated external works and landscaping

at: University of Hertfordshire Mosquito Way HATFIELD

Agent Name And Address

Mr T Ashley
Turnberry Consulting Ltd
41-43 Maddox Street
LONDON
W1S 2PD

Applicant Name And Address

University of Hertfordshire
c/o Agents

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 05/08/2010 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:F(PL)400 Rev P1 received and dated 05 August 2010 & F(PL)000 Rev B & F(PL)000-1 Rev P2 received and dated 29 September 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.

PRE-COMPLETION/OCCUPATION

3. Development shall not be completed 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:-

- a) proposed finished levels (only if ground levels are to be changed)
- b) means of enclosure and boundary treatments

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c) details of hard surfacing showing the route of any proposed footpaths and any other hard landscape features and materials

d) existing trees, hedges or other soft features to be retained

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

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 and to ensure that there is no conflict with highway safety in accordance with PPG13.

4. 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 completion of the development, 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.

POST DEVELOPMENT

5. The intensity of illumination of the approved Beacon shall be controlled at a level that is within the limit recommended by the Institution of Lighting Engineers in the publication Brightness of illuminated Advertisements ILE Technical Report No 5.

REASON: To ensure that drivers of vehicles along the adjacent Mosquito Way are not dazzled or distracted, leading to interference to the free and safe flow of traffic along the highway and that there is no conflict with highway safety in accordance with PPG13.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1 & PPG13 and local development plan policies SD1, GBSP2, D1, D2, D4, D5 & D8 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: 30/09/2010

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A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Development Control