



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/2070/S73B

**Variation of Condition 1 (time extension) to planning permission
S6/2007/1492/MA for the erection of 2nd floor extension to existing hotel,
including a further 19 bedrooms and gymnasium**

at: Beales Hotel Comet Way HATFIELD

Agent Name And Address

Mr T Edens
Planning Consultant
29 Canford Close
ENFIELD
EN2 8QN

Applicant Name And Address

Beales Hotel
West Lode Park
Cockfosters Road
Hadley Wood
EN4 0PY

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 16/09/2010 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: A05.229.P.001 & A05.229.P.006. B & A05.229.SK.007. D & A05.229.P.008. B & A05.229.P.009.B & A05.229.P.011 & A05.229.P.012 received and dated 16 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.

POST DEVELOPMENT

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

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

Continuation ...

Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPG17 & and PPG13 and East of England Plan 2008 Policies SS1, SS2, ENV7 & T14 and local development plan policies (Welwyn Hatfield District Plan 2005 D1, D2, R3, SD1, GBSP2, M14 & CLT6), 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

You should be aware that the site is located within the groundwater protection zone of Hatfield Pumping Station. This is a public water supply comprising a number of chalk boreholes operated by Three Valleys Water. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found in the sites, then the appropriate monitoring and remediation methods will need to be taken. For further information, refer to CIRIA Publication C532 Control of water pollution from construction guidance for consultants and contractors.

Date: 11/11/2010



Tracy Harvey
Head of Development Control