

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

**PLANNING DECISION NOTICE – CONSENT**

**S6/2010/2189/LB**

**Replacement of existing modern staircase, demolish modern addition to original 17c chimney, make good existing walls, floor and ceiling and new oak handrail**

**at: 32 Fore Street HATFIELD**

Carriage Return

**Agent Name And Address**

Kirby Cove Architects  
Studio 10  
Dimsdale House  
Fore Street  
HERTFORD  
SG14 1BY

**Applicant Name And Address**

Mr T Ryan  
32 Fore Street  
HATFIELD  
AL9 5AH

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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 01/10/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: H1993 received and dated 01 October 2021 & H1993 01 Rev C received and dated 26th November 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.

## Continuation ...

### PREDEVELOPMENT

3 All joinery to the staircase hereby permitted shall be constructed in oak using traditional joinery methods and the existing wooden original treads are to be retained as shown on the approved drawing.

REASON: To ensure the historic and architectural character of the building is properly maintained, in accordance with PPS5 : Planning for the Historic Environment and Policy ENV6 of the East of England Plan 2008.

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement 1& 5 and Planning Policy Guidance Note 14, East of England Plan 2008 Policies SS1 & ENV6 and local development plan policy SD1 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).

### INFORMATIVES:

1. It is advised that the Local Planning Authority is contacted when a Building Control applications is submitted so that a meeting can be arranged to discuss the compliance of the proposed staircase design.
2. The planning authority has determined the application as very low risk, 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 a watching brief during construction for any chalk mines. Should evidence be found, expert advice from properly qualified experts should be sought, to ensure that the historic chalk mining activities in the area will not adversely affect the development. Details should be submitted to the Local Planning Authority for approval.

Date: **26/11/2010**



Tracy Harvey  
Head of Development Control