



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/2149/FP

Erection of new garage

at: Great Nast Hyde House Wilkins Green Lane HATFIELD

Agent Name And Address

Miss Laura Stafford
Russell Taylor Architects
85 Blackfriars Road
London
SE1 8HA

Applicant Name And Address

Mr & Mrs David Wong
Great Nast Hyde House
Wilkins Green Lane
HATFIELD
AL10 9RB

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 22/10/2010 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: 6103/100 REV.B & 6103/104 REV.B & 6103/105 REV.B & 6103/106 REV.B & 6103/107 REV.B received and dated 22 October 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.

3. No development shall take place until the design of the garage doors and samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. No development shall take place until full details on a suitably scaled plan, of native trees, representing a minimum of one new tree within the site's boundaries have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these trees shall be planted and maintained as approved.

The approved tree planting shall be carried out in the first planting and seeding seasons following the completion of the development and any trees 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.

REASON: The application site lies within the Watling Chase Community Forest and the landscaping of this site is required in order to protect and enhance the existing woodland cover. In accordance with Policies ENV5 of the East of England Plan 2008 and D8 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS5 East of England Plan 2008 policies SS1, ENV2, ENV5, ENV6, ENV7 and Development Plan Policies SD1, GBSP1, R3, RA3, D8, RA11, D1, D2, D7, RA10 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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: 16/12/2010



Tracy Harvey
Head of Development Control