



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/3108/FP

Construction of a new underground swimming pool

at: Great Nast Hyde House Wilkins Green Lane HATFIELD

Agent Name And Address

Mr G Kleir
Russell Taylor Architects
85 Blackfriars Road
London
SE1 8HA

Applicant Name And Address

Mr & Mrs D 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 23/12/2010 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: 6173/100 & 6173/103 & 6173/104 & 6173/200 & 6173/201 & 6173/202 & 6173/203 received and dated 23 December 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-DEVELOPMENT

3. No development shall take place until 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 GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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4. No development shall take place 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:-

e) hard surfacing, other hard landscape features and materials

f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

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

h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

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 ENV5 of the East of England Plan 2008 and Policies D8 and RA11 of the Welwyn Hatfield District Plan 2005.

5. A. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B. The development shall not be occupied/used until the archaeological investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under condition (A) and the provision made for analysis.

REASON: To enable the inspection of the site by qualified persons for the investigation and recording of archaeological remains in accordance with PPS5 and the Historic Environment and policy ENV6 of the East of England Plan 2008.

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POST-DEVELOPMENT

6. 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 occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: 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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS9, PPS5, East of England Plan 2008 policies SS1, ENV2, ENV5, ENV6, ENV7 and development plan policies SD1, GBSP1, R3, RA3, RA10, RA11, D1, D2, D7, D8 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).


INFORMATIVES:

Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewage network may surcharge to ground level during storm conditions.

Thames Water requests that the following conditions are adhered to with regard to emptying the swimming pool into a public sewer to prevent the risk of flooding or surcharging:

1. The pool is to be emptied overnight and in dry periods.
2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/second in the public sewer network.

Date: 17/02/2011



Tracy Harvey
Head of Development Control

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