



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2011/1617/FP

Rebuilding of existing boundary wall

at: Twelve Apostles Church Kentish Lane Brookmans Park HATFIELD

Agent Name And Address

Mr D Martyn Smith
7 Orchardmedl
Winchmore Hill
LONDON
N21 2DL

Applicant Name And Address

The Greek Orthodox Community
Twelve Apostles Church
Kentish Lane
Brookmans Park
HATFIELD
AL9 6NG

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 28/07/2011 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: 1:1250 Site Location Plan & SK/01A & SK/02A received and dated 28 July 2011 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. The brickwork, flints, bond, mortar, and detailing of the approved wall and piers shall match the existing church, unless otherwise approved in writing by the Local Planning Authority. Brick copings and flints of the existing wall to be replaced are to be re-used and if any additional copings and flints are required these are to be matching in appearance.

REASON; To ensure a satisfactory standard of development in the interests of visual amenity of the Green Belt and surrounding area in accordance with Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 2 (Green Belt).

Continuation ...

4. Any trenches that are dug for the new wall and piers close to the existing trees on the adjacent highway verge are to be hand dug to prevent any mechanical damage to their roots. No stacking of deliveries, vehicular skip storage or washing of tools under the canopies of these trees is permitted.

REASON: The protection of these trees is important to maintain 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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2 & PPG13 East of England Plan 2008 policies SS1 & ENV7 and local development plan policies SD1, GBSP1, RA10, D1 & D2 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:

1. Hertfordshire County Council Transportation Planning and Policy has requested that the applicant contacts Hertfordshire Highways regarding any requirements there could be with regards to work adjacent to the highway.

Date: 22/09/2011



Tracy Harvey
Head of Development Control