



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
**PLANNING DECISION NOTICE – CONSENT**

**S6/2011/2433/LB**

**Alterations to chimney to form new fire place**

**at: 32 Fore Street HATFIELD**

**Agent Name And Address**

Mr D Kirby  
Molewood End  
Molewood Road  
HERTFORD  
SG14 3LT

**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 11/11/2011 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: Site Location Plan & H1993/03C received and dated 11 November 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.

**POST DEVELOPMENT**

3. The new lintol to be inserted in the existing brickwork as shown on approved drawing

## Continuation ...

H1993/03C is to be in solid oak.

REASON: To protect the historic character of the Listed Building as Oak is an existing feature and to comply with Planning Policy Statement 5 (Planning for the Historic Environment).

### 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).

### INFORMATIVE

1. The Planning Authority has determined the application 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 expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

Date: **03/02/2012**

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal stroke extending to the right.

Tracy Harvey  
Head of Planning