



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2011/2816/FP**

**Erection of new staircase extension with lift, erection of two storey side extension to form two B1 studio units, external alterations to elevations including re-cladding in brickwork and render, new shopfronts and fenestration following demolition of existing staircase extension**

**at: York House 8-14 Salisbury Square HATFIELD**

### Agent Name And Address

Mr Paul Atton  
JB Planning Associates Ltd  
Chells Manor  
Chells Lane  
STEVENAGE  
SG2 7AA

### Applicant Name And Address

Mr A Downs  
Gascoyne Cecil Estates  
The Melon Ground  
Carters Row  
Hatfield Park Estate  
HATFIELD  
AL9 5NB

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 10/01/2012 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: 581-11-023 & 581-11-024 & 581-11-025 & 581-11-029 received and dated 10 January 2012 & 581-11-021A & 581-11-022A & 581-11-026A & 581-11-027A received and dated 30 January 2012 & 581-010A received and dated 9 March 2012 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 a structural design certificate, completed and signed by a Chartered Engineer, and a scheme to deal with existing ground conditions has been submitted to and approved in writing by the Local Planning Authority. The

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Certificate shall certify that appropriate site investigations have been carried out at the site. The scheme shall include an investigation and assessment to identify those precautions or measures deemed to be required in the design and construction of the proposed development in order to minimise any danger which might arise as a result of ground conditions.

REASON: To ascertain the stability of the site and to determine the structural suitability of the development thereon in view of prevailing ground conditions in accordance with PPG14: Development on Unstable Ground.

4. The scheme as approved in Condition 3 above shall be fully incorporated in the design and construction of the proposed development.

REASON: To ensure that no development is undertaken which may be prejudiced by existing ground conditions in accordance with PPG14: Development on Unstable Ground.

5. 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.

6.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:

- i.The programme and methodology of site investigation and recording
- ii.The programme for post investigation assessment
- iii.Provision to be made for analysis of the site investigation and recording
- iv.Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v.Provision to be made for archive deposition of the analysis and records of the site investigation
- vi.Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment, Policy ENV6 of the East of England Plan 2008 and Policy R29 of the Welwyn Hatfield District Plan 2005

7. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 above and the

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provision made for analysis and publication where appropriate.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment and policy ENV6 of the East of England Plan 2008

8. No demolition/development shall take place/commence between the 1st October and 28th February inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with PPS9 Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

9. No vegetation clearance works shall be carried out on site between the 1st March and 1st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect wintering, roosting, feeding, resting, breeding birds in accordance with the Wildlife and Countryside Act 1981 (As amended) and Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i.the parking of vehicles of site operatives and visitors
- ii.loading and unloading of plant and materials
- iii.storage of plant and materials used in constructing the development
- iv.the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v.wheel washing facilities
- vi.measures to control the emission of dust and dirt during construction

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

## PRE-OCCUPATION

11. The area set aside for car parking shall be laid out and surfaced, in accordance with a Drawing 581-010A received and dated 9 March 2012 before the units hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13:

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Transport

### POST-DEVELOPMENT

12. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 8am and 6pm on Mondays to Fridays and between the hours of 8am to 1pm on Saturdays

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

### REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPS4, PPS5, PPS9, PPG13, PPG14, PPG24 and Policy SS1, SS2, T14, ENV3, ENV6 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R1, R2, R3, R11, R17, R19, R29, M14 D1, D2, D3, D4, D5, D6, D7, D8, D9, EMP8, TCR24, TCR26 and Supplementary Design Guidance), 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. 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.
2. The applicant is advised that no development (including demolition) should commence until wheel-cleaning apparatus to prevent the deposit of debris, mud etc on the highway has been agreed with the Highway Authority. Hertfordshire County Council Transport Planning and Policy can be contacted on 03001234040
3. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments" and by a contractor who is authorised to work in the public highway. Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain their permission and requirements.
4. As from 6th April 2008 a site waste management plan is required by law for all construction projects that are worth more than £300,000. This aim is to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken. Projects over £500,000 may require further information. However a good practice template can be

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found at [www.smartwaste.co.uk](http://www.smartwaste.co.uk) or  
[www.wrap.org.uk/construction/toolsandguidance/sitewastemanagementplanning/index.html](http://www.wrap.org.uk/construction/toolsandguidance/sitewastemanagementplanning/index.html). For further information on this, please contact Hertfordshire County Council on  
01992 556254.

**Date:** 21/03/2012

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Tracy Harvey  
Head of Planning