

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION**

S6/2012/671/FP

Re-positioning of B1 office and replacement of fire escape staircase

at: Unit 17 Dunhams Courtyard Park Street HATFIELD

Carriage Return

Agent Name And Address

Mr G Murray
Brooks Murray Architects
8-10 New North Place
LONDON
EC2A 4JA

Applicant Name And Address

Mr A Downs
Gascoyne Cecil Estates
Building & Development Department
4 Carters Row
Melon Ground
Hatfield Park Estates
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 20/03/2012 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: 576-17-SK01 & 576-175D received and dated 20 March 2012; 576-17-SK02 A & 576-17-SK03 A & 576-17-SK04 A received and dated 14th May 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

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Authority.

3. The development shall be finished in materials and finish as detailed within the Design and Access Statement, dated 9th March 2012, reference 576, as detailed on page 21 comprising Flemish bond using the Hatfield mix with dark headers, handmade clay roof tiles, timber windows and cast iron rainwater goods. 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.

4. The hard surfacing shall be finished as approved under planning application S6/2010/1636/DS, unless otherwise approved in writing by the Local Planning Authority. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no garage[s] shall be converted to another use, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, ENV6, ENV7 and T14 and development plan policies SD1, GBSP2, R3, R29, M14, D1, D2, D8 and EMP8 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 : 07/06/2012

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A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Planning