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

**S6/2012/720/CA**

**Demolition of dwellings at 17-23 Church Street and adjoining garages and lean-to porch attached to 25 Church Street**

**at: 17-23 Church Street and car park adjacent to George’s Gate entrance  
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 and Development Department  
Hatfield Park Estate  
4 Carters Row, Melon Ground  
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 **GRANTS** conservation area consent to the demolition works described above and proposed by you in your application received with sufficient particulars on 02/04/2012 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:837-030 C & 837-110 G & 837-111 G & 837-112 G & 837-113 D & 837-150 M & 837-TYPEJ rev D & 837-TYPEI rev E & 837-TYPEG rev F & 837-TYPEJ rev G & 837-TYPEH1 rev C & 837-070 H & 837-120 J & 837-121 F & 837-122 F & 837-160 H & 837-TYPEK rev F & 837-TYPEL rev A & 837-TYPEL rev B & 837-001 E received and dated 11 June 2012 & 837-055 F received and dated 13 July 2012 unless

## Continuation ...

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 development hereby permitted shall only be undertaken in accordance with the following details:

a) Demolition shall only take place during the period November-March inclusive, in the presence of a licensed bat ecologist.

b) A European Protected Species license shall be obtained before demolition starts.

c) A licensed bat ecologist shall be present when the roof tiles and covered cavity walls are removed.

d) In the event of bats being found, they shall be removed by the bat ecologist to a safe location.

e) Suitable access points and alternative roost sites shall be incorporated into the new dwellings. The type, design and location shall be determined by a bat ecologist and submitted to the local planning authority for approval in writing prior to the commencement of development. Subsequently, the approved details shall be implemented and permanently retained.

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 the National Planning Policy Framework, Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 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 and ENV6 and development plan policies SD1 and GBSP2 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: **31/07/2012**



Tracy Harvey

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Head of Planning