



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1847/FP

Change of use and subdivision of existing unit (use class A1) to create an estate / letting agents office (use class A2) and nail salon (use class Sui generis)

at: 3 Parkhouse Court HATFIELD

Carriage Return

Applicant Name And Address

Mr B Patel
Surelet
9a Parkhouse Court
HATFIELD
AL10 9RQ

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 19/10/2012 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: site location plan 1:1250 & 3/PHC/H/101 Revision A received and dated the 19 October 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-OCCUPATION

3. Prior to occupation of the nail salon hereby approved, details of appropriate air extraction equipment including any external fixings, acoustic specification, a maintenance programme and the construction of the walls and ceilings of the units shall be submitted to and approved in writing by the local planning authority prior to their

Continuation ...

installation. Any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to the plant being brought into use and retained thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005.

INFORMATIVES:

1. The applicant is advised that they are also required to submit applications to the Council for any signage at this unit, and that any future development will need to be in keeping with the character and design of the District Centre.
2. Appropriate air extraction is required for the proposed nail salon to provide a good standard of ventilation. It is recommended that an extractor hood or downdraught table is fitted to meet the requirements of condition 3. Please include details to illustrate if the air extraction is to be vented outside. Within any management details please note if filters are used in ventilation units and how often are these changed. A competent engineer must examine it thoroughly and test its performance regularly (e.g. Annually).
3. It is suggested that the walls are constructed to be 2 x 100mm block work with min 50mm cavity filled with isover wool and 15m Gyproc board. Please provided details with condition 3 to show how the proposed units ceilings and walls would be constructed to prevent air exchange between the two premises.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework and Development Plan policies GBSP2, HATAER2, D1, D2, R19, M14 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. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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: 13/12/2012



Tracy Harvey
Head of Planning