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From: lindsey.lucas@hertfordshire.gov.uk
Sent: 19 March 2013 11:48
To: Planning
Subject: Planning application S6/2013/0411/FP - Nolita Restaurant, Great North Road

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: S6/2013/0411/FP
HCC ref: WH/60/2013
HCC received: 11/03/2013
Area manager: James Dale
Case officer: Lindsey Lucas

Location

Nolita Restaurant, Great North Road
Hatfield

Application type

Full application

Proposal

Demolition of existing garden bar and refurbishment/reorganisation of the existing customer terrace; erection of single storey rear extension and electricity substation in car park; and alterations to

Decision

Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Prior to first occupation of the development the associated car parking shown on approved plan 3380/203 Rev A shall be laid out and used for no other purposes. Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use. 2. C8.13 - No unbound material shall be used on the proposed access within 20 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the local planning authority, prior to the commencement of the development and implemented in accordance with those details

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety.

I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1 Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

COMMENTS:

This application is for the demolition of existing garden bar and refurbishment/reorganisation of the existing customer terrace; erection of single storey rear extension and electricity substation in car park; and alterations to the elevation. The use of the building is unchanged with the first floor use going from

banqueting room to part of the restaurant. The site plan 3380/203 rev A shows a car parking layout and I would recommend that prior to occupation of the development the car parking is laid out as shown to ensure that the best use is made of the available space and that turning space is maintained to enable vehicles to enter and leave the site in a forward gear. The site plan shows the parking area being surfaced in gravel and therefore I have added a condition regarding the use of such materials near the highway entrance. Great North Road is a classified road, A1000, a principal road and designated as a main distributor. This section of road is subject to a 50mph speed restriction. There are no proposals to alter the access arrangements and trip generation is unlikely to change. Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the

Lindsey Lucas

Date 19/03/2013

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