



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/0411/FP

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 elevations principally to provide larger windows at first floor level

at: Nolita Restaurant Great North Road Brookmans Park HATFIELD Carriage Return

Agent Name And Address

Mr N Davey
The JTS Partnership LLP
Number One The Drive
GREAT WARLEY
CM13 3DJ

Applicant Name And Address

Mitchells & Butlers Retail Ltd
c/o The JTS Partnership LLP
Number One The Drive
GREAT WARLEY
CM13 3DJ

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 07/03/2013 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: JTS/201/Nolita/SLP & 3380/502 & 3380/204 & 3380/004 Rev.A & 3380/203 Rev.A & EDS 07-0102.01 Sheet 1 of 2 Version C & EDS 07-0102.01 Sheet 2 of 2 Version C received and dated 7 March 2013 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 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.

Continuation ...

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

4. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority. The landscaping details to be submitted shall include:-

- a) means of enclosure and boundary treatments
- b) hard surfacing, other hard landscape features and materials
- c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP1, D2 and D8 of the Welwyn Hatfield District Plan 2005.

5. No development shall take place until written details of the materials to be used in the construction of the external surfaces of the proposed single storey rear extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials and 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 the National Planning Policy Framework and Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

PRE-OCCUPATION

6. Prior to first occupation of the development the associated car parking shown on drawing no. 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.

7. The existing storage containers to the rear of the application site shall be removed within two months of the proposed customer patio area or proposed rear extension being brought into use.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL


Continuation ...

The proposal has been considered against the National Planning Policy Framework and Development Plan policies SD1, GBSP1, R3, M14, D1, D2, D8 and D9 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).

INFORMATIVES

1. Please note the Public Health and Protection service is responsible for food safety enforcement, you are advised to consult them about any alterations that are being made to food storage, preparation and cooking areas.
2. The alterations may affect your premises license; this should be discussed with the licensing section of the Council's Public Health and Protection Service
3. 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 to minimise the impact of construction vehicles and to improve the amenity of the local area.

Date: 02/05/2013



Tracy Harvey
Head of Planning