

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/0421/FP

Erection of a coffee kiosk together with a seating area

at: Public Area adjacent Unit 129, Level 1 The Galleria Comet Way

Carriage Return

Agent Name And Address

Mr S Panesar
DHA Planning & Development
Cervantes
Ellesmere Road
Weybridge
KT13 0HQ

Applicant Name And Address

Mr D Khiroya
Land Securities Galleria Limited
5 Strand
London
WC2N 5AF

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 26/02/2014 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: 1950/LOC1 P02 & 1950/SK01 P01 & 1950/SK02 P02 & 1825/SK03 P02 received and dated 26 February 2014 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.

3. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (and any order revoking or re-enacting that order with or without modification), the permitted use of the application site shall be for Use Class A3 and A5 and for no other use within Class A.

REASON: To enable the Local Planning Authority to fully consider any change of use to ensure the vitality and viability of the existing Town Centre (Hatfield) is not prejudiced in accordance with Policy TCR3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

Continuation ...

REASONS FOR APPROVAL

The decision has 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 viewed on the Councils website or inspected at these offices).

Date: 23/04/2014

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Planning