



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 (as amended)
DECISION NOTICE

S6/2014/1174/OR

Prior approval for the change of use of office building (Use Class B1a) to 15 residential flats (Use Class C3)

at: King George House 1-5 Harpsfield Broadway Comet Way Hatfield Carriage Return

Agent Name And Address

Mr D Fordham
McDonald Architects
Unit 404, Screenworks
22 Highbury Grove
London
N5 2EF

Applicant Name And Address

NJ Richards Limited
King George House
1-5 Harpsfield Broadway
Comet Way
Hatfield
AL10 9TF

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT OF
TRANSPORT AND HIGHWAY IMPACTS, CONTAMINATION AND FLOODING RISKS
OF THE DEVELOPMENT PERMITTED BY SCHEDULE 2 PART 3, CLASS J OF THE
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 (AS AMENDED)

Welwyn Hatfield Borough Council hereby confirm that their **prior approval is not required** for the proposed development which complies with the requirements contained within Class J.2 (a), (b) and (c) of Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

In order to ensure that the development is compliant with and is therefore permitted under Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicant's attention is drawn to the following condition and informatives:

CONDITIONS

1. The development shall be carried out where prior approval is not required in accordance with the details provided in the application, 1220-001 & 1220-002 & 1220-003 received and dated 10 June 2014, unless the Local Planning Authority and the developer agree otherwise in writing.
2. The proposed development is permitted development in accordance with Class J.2 (a), (b) and (c) of Schedule 2, Part 3, Class J of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and prior

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approval of the transport and highways impacts of the development, contamination risks on the site and flooding risks on the site is not required from the Local Planning Authority.

INFORMATIVES:

1. Development is not permitted by Class J where –
 - (a) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use;
 - (b) the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30th May 2016;
 - (c) the site is or forms part of a safety hazard area;
 - (d) the building is a listed building or a scheduled monument.
2. Should confirmation be required that the development complies with the conditions and limitations within the above list of informatives, the development should submit an application for a Certificate of Lawful Use.
3. This written notice indicates that the proposed development would comply with Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101).
4. It is a requirement under paragraph N of SI 2013 No. 1101 that the development shall be carried out in accordance with the information approved by the local planning authority, unless the local planning authority and the developer otherwise agree in writing.
5. It is a requirement under J.1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101) that the use of the building falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order must be commenced on or before 30th May 2016.
6. 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. This is to minimise the impact of construction vehicles and to improve the amenity of the local area.
7. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

Date: **04/08/2014**

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A handwritten signature in black ink, enclosed within a thin black rectangular border. The signature is cursive and appears to read 'Colin Haigh'.

Colin Haigh
Head of Planning