



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

S6/2014/1321/OR

Prior approval for the change of use of office building (Use Class B1a) to 4 residential flats (Use Class C3)

at: Willow House 16 - 18 Salisbury Square Hatfield

Carriage Return

Agent Name And Address

Mr T Waller
JB Planning Associates Ltd
Chells Manor
Chells Lane
Stevenage
SG2 7AA

Applicant Name And Address

Willow Foundation
Willow House
16 - 18 Salisbury Square
Hatfield
AL9 5BE

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—
 - (a) where prior approval is not required in accordance with the details provided in the application, unless the Local Planning Authority and the developer agree otherwise in writing.

Continuation ...

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: AT376-01 & AT376-02 & AT376-03 & AT376-04 received and dated 25 June 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.

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;
 - (d) the site is or forms part of a safety hazard area;
 - (e) 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.

Date: **14/08/2014**



Colin Haigh
Head of Planning