



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/1696/FP

Erection of 4 detached dwellings with access from Kingsmead following demolition of 19 Kingsmead

at: Land at and to rear of 19 Kingsmead, Hill Rise and Plough Hill Cuffley Potters Bar

Carriage Return

Agent Name And Address

Mr M Lake
DLA Town Planning
5 The Gavel Centre
Porters Wood
St Albans
AL3 6PQ

Applicant Name And Address

RBC Property Developments Ltd
C/O DLA Town Planning Ltd
Porters Wood
5 The Gavel Centre
St Albans
AL3 6PQ

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 28/07/2014 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: 3pl 05 & 3pl 06 & 3pl 08 & 3pl 09 & 11 & 3pl 10 & 3pl 07 & 3pl 03 & 3pl 04 & 3pl 01 Rev. A & 3pl 02 received and dated 28 July 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

Continuation ...

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

4. No development shall take place until further 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. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure and boundary treatments;
- b) existing and proposed finished levels and finished floor levels of the dwelling;
- c) a detailed Landscape Method Statement referring to planting plans, including specifications of species, sizes, planting centres, number and percentage mix;
- d) an Arboricultural Method Statement referring to existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- e) details for all external hard surfacing

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, as well as reduce the proposals impact in terms of flooding, in accordance with Policies D8 and R7 of the Welwyn Hatfield District Plan 2005.

5. All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. Details of any external lighting proposed in connection with the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. 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.

REASON: In the interests of neighbouring amenity in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

7. Before first occupation of the development access junction arrangement as shown in principle drawing no 3p101 Rev A serving the development shall be constructed and completed to the specification of the Highway Authority and to the satisfaction of the Local Planning Authority.

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REASON: To ensure that the access is constructed to the approved standard and in the interest of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

8. Before the construction of the access works detailed plans should be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To ensure that the access details are designed to approved standards in the interest of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

9. Before premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits.

REASON: in order to minimise danger, obstruction and inconvenience to users of the highway and of the premises, in the interest of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), before any demolition, clearance, building or other works commence on site, details shall be submitted to and approved in writing by the Local Planning Authority, specifying the parts of the site to be used for the stationing of site huts, storage of materials, and plant and parking of employees cars during the construction period, and any proposal for fencing of a site compound. Thereafter the compound and fencing shall be retained until building and clearance work has been completed.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A and E of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of neighbouring amenity in accordance with Policy D1 of the Welwyn Hatfield District Plan

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

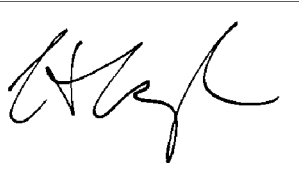
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plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

INFORMATIVES:

1. Where works are required within the public highway to facilitate access the highway authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. In relation to vehicle crossovers the applicant is advised to see the attached website.
2. The development will involve the numbering of properties and naming new streets. The applicant **MUST** contact WHBC Transportation (Cathy Wilkins 01707 357558 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

Date: 04/12/2014

A rectangular box containing a handwritten signature in black ink, which appears to be 'Colin Haigh'.

Colin Haigh
Head of Planning