



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/1564/FP

Separation of unlisted number 15 Park Street from listed building 7-11 Park Street to create a new dwelling, and installation of gate access to wall and fence

at: 7-15 Park Street Hatfield

Carriage Return

Applicant Name And Address

Dr A Starr
7 Park Street
Hatfield
AL9 5AT

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 11/08/2014 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: Site Location Plan (1:1250) & Block Plan 1:500 & AS/2014/PS1 page 1 of 2 & AS/2014/PS1 page 2 of 2 & AS/2014/PS2 page 1 of 2 & AS/2014/PS2 page 2 of 2 & AS/2014/PS4 page 1 of 2 & AS/2014/PS4 page 2 of 2 and information submitted within statement 'Details to 15 Park Street, pertaining to S6/2014/1564/FP – S6/2014/1568/LB' 10 November 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. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual

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amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. Prior to any building works being first commenced, detailed drawings of the replacement windows and doors including a section of the glazing bars and frame moulding and clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill details shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

5. The development hereby permitted shall be used for Class C3 dwellinghouse[s] only and 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 Class I of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority.

REASON: The Article 4 Direction covering Hatfield removes the Class I permitted development rights to move from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4 (Houses in Multiple Occupation) and to enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 1995 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

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).

INFORMATIVE

1. The decision notice contains conditions which require you to submit information to the local planning authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.

Date: 03/12/2014

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A handwritten signature in black ink, appearing to read 'Colin Haigh', enclosed within a thin black rectangular border.

Colin Haigh
Head of Planning