



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

N6/2015/192/OR

Prior Approval for the change of use of the first and second floors from B1 (a) offices to C3 dwellinghouses providing 8 no x 1 bed flats, 3 no X studio flats and 12 no x 2 bed flats

at: Stonehills House Stonehills Welwyn Garden City

Carriage Return

Agent Name And Address

Mr D Wannerton
356 Architects Limited
172A Highstreet
Stevenage
SG1 3LL

Applicant Name And Address

The Tonggate Group Limited
3 Park Place
London
SW1A 1LP

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, 002 & 003 & 004 & 005 & 006 & 007 received and dated 29 January 2015 and 001 Rev A received and dated 25 March 2015 unless the local planning authority and the developer agree otherwise in writing.
2. The proposed development is permitted development in accordance with Part 3 of

Continuation ...

Schedule 2, Class J, of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and prior 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 for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30 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 of the Use Classes Order was begun after 30 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. 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).

3. 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.

4. 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.

5. 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: 25/03/15



Colin Haigh
Head of Planning