



# WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE  
Telephone Welwyn Garden (01707) 357000

## DECISION NOTICE

Ref N° S6/1052/97/FP

### TOWN AND COUNTRY PLANNING ACT 1990

Demolition of existing dwelling, glasshouses and barns and construction of replacement dwelling and garage (variation to planning permission S6/0173/97/FP to add conservatory, attic dormers and garden store)

at: Warrenwood Cottages, Kentish Lane, Brookmans Park, Hatfield

To:

Peter Newson Associates,  
The Old Reading Room, 32 High Road, Essendon, Hatfield,  
Herts AL9 6HW

For:

Mr & Mrs A. Brodin,  
Lodge Farm, Rossway, Berkhamstead, Herts HP4 3UD

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 22nd December 1997 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

REASON

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C and E of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.



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#### REASON

The site is within the Metropolitan Green Belt, and the size of the replacement dwelling needs to be strictly controlled in accordance with Green Belt policy.

4. The buildings shown to be demolished on drawing No.256/P01E shall be demolished before the occupation of the replacement dwelling hereby approved.

#### REASON

The site is located within the Metropolitan Green Belt wherein the Council wishes to control the amount of building at the site.

5. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

6. Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

#### REASON

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.



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7. The development shall not be brought into use until the proposed new access has been constructed in accordance with the approved plans and the existing northern access and the footway/verge reinstated to the satisfaction of the Local Planning Authority.

#### REASON

In the interests of highway safety and amenity.

8. Any new gates provided shall be set back a minimum of 5 metres from the back of footway and shall open inwards into the site.

#### REASON

So that a vehicle may wait clear of the carriageway or footway while gates are opened or closed.

9. Concurrent with the construction of the southern access, visibility splays of 2.4 x 165 metres to the north and 215 metres to the south shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 0.6m and 2.0m above carriageway level.

#### REASON

To provide visibility for drivers entering or leaving the site.

10. The development shall not be brought into use until a properly consolidated and surfaced turning space for cars has been provided within the curtilage of the site.

#### REASON

So that vehicles may enter and leave the site in forward gear.

11. The access width shall be 4.8 metres and the kerb radii shall be 6 metres which shall include pram crossings.



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**REASON**

So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians.

Date : 2nd March 1998

Signed:   
Chief Planning Officer