



# WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE  
Telephone Welwyn Garden 331212 (STD Code 0707)

## DECISION NOTICE

Town Planning Ref. No:

Other Ref. No.: S6/0504/90/OP

### TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Erection of three detached 4 bedroom houses with garages for use as staff accommodation at Queenswood School, Shepherds Way, Brookmans Park.

To:  
Hertfordshire Developments  
c/o Roger Carter Architects  
47 The Ryde  
Hatfield AL9 5DQ

For:  
Queenswood School  
Shepherds Way  
Brookmans Park  
Hatfield HERTS

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, in accordance with the provisions of Article 7(1) of the Town and Country Planning General Development Order 1988, the development proposed by you in your outline application received with sufficient particulars on 4th June 1990 and shown on the plans accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the external appearance of the buildings and the landscaping of the site which shall have been approved by the Local Planning Authority, or in default of agreement by the Secretary of State for the Environment, before any development is commenced.

#### REASON

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

- 2 a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice.
- b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
  - i) the expiration of a period of 5 years commencing on the date of this notice.



# WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE  
Telephone Welwyn Garden 331212 (STD Code 0707)

## DECISION NOTICE

Town Planning Ref. No:

Other Ref. No.: S6/0504/90/OP

continued

- ii) the expiration of a period of 2 years, commencing on the date upon which final approval is given by the Local Planning Authority or by the Minister, or in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Minister.

### REASON

To comply with the requirements of Section 42 of the Town and Country Planning Act 1971.

- 3 The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) which new planting is proposed, together with details of species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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 consent to any variation.

### REASON

To enhance the visual appearance of the development.



# WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE  
Telephone Welwyn Garden 331212 (STD Code 0707)

## DECISION NOTICE

Town Planning Ref. No:

Other Ref. No.: S6/0504/90/OP

continued

- 4 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.

- 5 The parking, turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

- 6 Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

REASON

To ensure that the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.

- 7 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.

Date: 30th April 1991

Signed: .....

Tony Moore  
Director of Planning & Development Services