



WELWYN HATFIELD COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2001/1530/FP

DEMOLITION OF EXISTING BUILDINGS AND HARDSTANDINGS AND
ERECTION OF SIX DWELLINGS, TOGETHER WITH GARAGES, ACCESS,
LANDSCAPING AND PROVISION FOR TWO WILDLIFE LAKES. (REVISION TO
PLANNING PERMISSION REF No. S6/2001/114/FP)

at: LEGGATTS PARK, GREAT NORTH ROAD, LITTLE HEATH, POTTERS BAR

Applicant Name And Address

MICHAEL SHANLY HOMES,
SORBON,
AYLESBURY END,
BEACONSFIELD,
BUCKS
HP9 1LW

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 26 November, 2001 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 County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and 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) what new planting is proposed, together with details of the 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.

Continuation...

REASON

To enhance the visual appearance of the development.

3. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the written consent of the Local Planning Authority.

REASON

To ensure that the existing trees shown to be retained, are safeguarded during building operations.

4. 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.

5. Before 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. 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. No demolition or development shall take place within the proposed development site, unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation work which has been submitted to and approved in writing by the Local Planning Authority.

REASON

To secure the recording of any items of significant archaeological material.

Continuation...

8. No demolition of Leggatts House shall take place otherwise than in accordance with a written procedure designed to protect bats visiting the site which shall have been agreed in writing by the Local Planning Authority prior to the demolition works commencing, and demolition shall take place in accordance with that procedure.

REASON

To protect the existing bat habitat.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking or re-enacting that Order, no developments falling within Part 1 of Schedule 2 to that Order shall be carried out without the written permission of the Local Planning Authority, granted on application.

REASON

To enable the Local Planning Authority to control the total amount of development on the site which is within the Metropolitan Green Belt.

10. The vehicular access width within the highway boundary shall be 4.8m and visibility splays of 2.4m by 160m 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

In the interests of highway safety.

11. Any gates provided shall be set back a minimum of 5m from the edge of the carriageway and shall open inwards into the site.

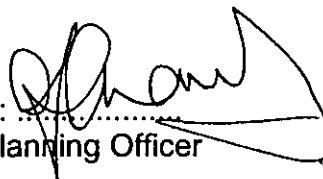
REASON

In the interests of highway safety.

APPROVED PLAN NUMBER(S):

00027-08 & PLN 101 & PLN 102 & PLN 103 & PLN 104 & PLN 105 & PLN 106 & PLN 107 & PLN 108 & PLN 109 & PLN 110 & 7 PLN 111 & PLN 112 & PLN 113 & PLN 114 & PLN 115

Date: 11th December 2002

Signed: 
Chief Planning Officer



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Date :

Signed: