

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT**

| | |
|--------------------------|------------------------------------------|
| APPLICATION No: | S6/2011/2816/FP |
| APPLICATION Site: | York House, 8-14 Salisbury Square |

NOTATION:

This site lies within the Old Hatfield Conservation Area and also within an Area of Archaeological significance as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located to the east side of Salisbury Square and accommodates York House, a three storey building. The ground floor within York House, which originally comprised of retail space, is currently part vacant and part occupied as an office. The first and second floor level provide further office accommodation. To the rear of the building is a car park providing 17 spaces with access from Park Street. The car park is enclosed by brick boundary walls and neighbouring buildings. The rear of York House and its car park is visible from Park Street which is a historic street immediately to the east of the application site. Nearby buildings include Nos. 1-5 Park Street and Nos. 7-11 Park Street. Both are listed for their architectural and historic interest.

York House was constructed around 1972-1973 as part of a wider scheme to redevelop Salisbury Square to form a pedestrianised precinct. The building is rectangular in shape comprising brick elevations with grey coloured lead infill panels and grey hanging tiles. To the south elevation there is a detached, but linked stairwell enclosure and entrance lobby which serves the upper floors. To the rear of the building is a single storey projection forming part of the ground floor units/storage area. Both the main building and the single storey projection to the rear have flat lead roofs with parapet gutters. The ground floor features shop fronts that are recessed beneath the floors above to form a covered pedestrian walkway. The pedestrian walkway extends to the north of the site beneath a covered structure which links another shopping parade.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of new staircase extension with lift, erection of two storey side extension to form two B1 studio units, external alterations to elevations including re-cladding in brickwork and render, new shopfronts and fenestration following demolition of existing staircase extension.

The proposed extensions would be finished in orange/red brick to take on a traditional appearance. The main building would be re-clad in facing brick and sand faced render, again to take on a traditional appearance synonymous with nearby buildings.

PLANNING HISTORY:

S6/2003/0167/FP – Change of use from A2 to B1 (Granted 03/07/2003)
S6/2002/0144/FP – Change of use from A1 (Retail) to A2 (Financial and Professional Services) (Granted 15/07/2002)
S6/1985/0809/FP – Change of use of part of premises from retail to office (Granted 23/10/1986)
S6/1985/0085/FP – First floor rear extension and administrative office (Granted 25/10/1985)
S6/1977/0425 – Extension to offices (Granted 03/11/1977)
S6/1976/0367 – Change of use from retail shop to restaurant (Granted 12/08/1976)
S6/1974/0341 – Use of shop unit as a financial retail outlet (Granted 20/06/1974)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy

PPS1: Delivering Sustainable Communities

PPS4: Planning for Sustainable Economic Growth

PPS5: Planning for the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG14: Development on Unstable Land

PPG24: Planning and Noise

East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

T14: Parking

ENV3: Biodiversity & Earth Heritage

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

Welwyn Hatfield District Plan 2005

GBSP2: Towns and Specified Settlements

SD1: Sustainable Development

R1: Maximising the Use of Previously Developed Land

R2: Contaminated Land

R3: Energy Efficiency

R11: Biodiversity and Development

R17: Trees, Woodland and Hedgerows

R19: Noise and Vibration Pollution

R29: Archaeology

M14: Parking Standards for New Developments

D1: Quality of Design

D2: Character and Context

D3: Continuity and Enclosure

D4: Quality of the Public Realm

D5: Design for Movement

D6: Legibility

D7: Safety by Design

D8: Landscaping

D9: Access and Design for People with Disabilities

EMP8: Employment Sites Outside of Employment Areas

TCR24 Old Hatfield

TCR26 Large Village Centres

Welwyn Hatfield District Council, Supplementary Design Guidance, February 2005

CONSULTATIONS

Hertfordshire County Council Transport Programmes and Strategy Department – does not wish to restrict the grant of permission.

Hertfordshire County Council Archaeologist – No objection, planning conditions suggested.

Hertfordshire Biological Records Centre – No objection, planning conditions suggested.

Welwyn Hatfield Borough Council Environmental Health Department – No response (consultation expired 13/02/2012)

Welwyn Hatfield Borough Council Client Services – No response (consultation expired 20/02/2012)

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – No response (consultation expired 17/02/2012)

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters. Two representations were received. One requested additional information and the other objected to the proposal due to the impact on the setting of adjacent Listed Buildings.

DISCUSSION:

The main issues are:

1. The Acceptability in Principle of Development
2. The Impact of the Proposed Development on the Historic Character of the Conservation Area and the Setting adjacent Listed Buildings
3. Impact on Archaeology
4. Other Material Considerations

1. The Acceptability in Principle of Development

Policy R1 requires development to take place on previously used or developed land. Development will only be permitted on 'greenfield' land where it can be demonstrated that no suitable opportunities exist on previously used or developed land. This policy applies to all development proposals in the borough and does not simply relate to housing.

Retail development in Old Hatfield is guided by Policy TCR24 which aims to maintain and improve the provision of convenience retail uses. The preamble to this policy identifies that Old Hatfield has a unique retail function. Whilst retaining some of the characteristics of a Large Village Centre, it does not perform exactly the same functions because it serves the local business community, as well as local residents, and as such displays a mix of specialist and service uses. These uses are not located in one frontage, but are dispersed within the centre, being based both in and around Salisbury Square. The Council recognises that Old Hatfield has suffered from pressures for change of use from convenience retail uses to either specialist retailing uses, or non-retail uses, such as service and hot food outlets, and that this has eroded the provision of local, convenience shopping. It is therefore considered

important to maintain and, if possible, improve the provision of convenience retail uses.

The ground floor within York House, which originally comprised of retail space, is currently part vacant and part occupied as an office. The first and second floor level provides office accommodation. This application does not propose to change the established use of the building and would not result in the loss of Class A1 retail floorspace. A two storey extension to the north elevation would provide two additional B1 studio units with a cumulative floor area of approximately 84sqm. In principle, the proposal would not conflict with the aspirations of Policy TCR24.

Policy EMP8 is relevant to employment sites outside of employment areas. Whilst new employment uses outside of designated Employment Areas are generally inappropriate, the Council recognises that there are other employment sites scattered throughout the borough, many of which are occupied by small businesses who provide valuable local services. These sites provide employment and services for local residents, which reduces the need to travel and thereby contributes to the aims of sustainable development. In addition, these sites provide a variety of affordable units. It is therefore important that these sites remain in employment use, unless they are causing particular environmental problems.

Policy EMP8 states that on existing employment site outside the designated employment areas, proposals for new employment development or redevelopment will only be permitted where all of the following criteria are met:

- i. The development would be of a similar scale to the existing activities on site;
- ii. The development would not have any adverse effects on the residential amenities of any nearby properties;
- iii. The development would provide adequate parking, servicing and access arrangements and would not have an adverse impact on the highway network, including highway safety.

The following section of the report will consider the proposal against the three criteria listed above:

- i. The development would be of a similar scale to the existing activities on site;

The proposed extension of York House would provide an additional 84sqm of B1 employment use divided into two separate studio units. The proposed units would be significantly smaller in scale than existing activities on site and are not dissimilar to a number of other small scale employment premises dispersed within the centre of Old Hatfield, both in and around Salisbury Square.

Access to the existing first and second floor offices would be improved by the provision on the new entrance, stairs and a lift. This will benefit disabled users of the building as well as elderly visitors and people with pushchairs and young children.

- ii. The development would not have any adverse effects on the residential amenities of any nearby properties;

In addition to criteria (ii) of Policy EMP8, Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy) are also relevant when considering impact on neighbour amenity. Policy D1 of the District Plan seeks to provide a good standard of design in all new development. The Council's Supplementary Planning Guidance supplements Policy D1 and expects

that development should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the development. In this case, no neighbour objections were received on the grounds of impact on amenity and Hatfield Town Council did not object to the proposal.

The property most likely to be affected by the proposed extension to York House is No.7 Park Street which adjoins the site boundary to the north. The boundary between the application site and No.7 is defined by a brick wall approximately 2.5m in height and rising to approximately 4.8m in height adjacent to the staircase and terrace at the rear of York House. The extension would measure approximately 6.6m in height which is approximately 3.6m below the height of the main three storey element of York House. Approximately 16m separation distance would be maintained between the extension and the nearest window serving No.7 Park Street which is considered to be a sufficient distance to cause no undue detrimental impact in terms of an overbearing impact or a loss of light.

The extension of the terrace across the full width of the single storey flat roof to the rear of York House may result in some increase in potential for overlooking to neighbouring properties, however, the harm that would result would be limited over-and-above the present situation. Views towards No.7 Park Street to the north would be screened by the existing boundary wall. Views to the east would look over the car park and towards the front of properties on the east side of Park Street which is an area currently open and visible from the highway and footpath. Views to the south and south east would look towards the rear elevation of neighbouring buildings not in residential use. Overall, the extended terrace area would not result in a significant overlooking over-and-above the existing terrace, staircase and existing windows within the first and second floor of York House.

The new entrance, staircase and lift extension would project approximately 3.8m from the southern elevation of York House which is approximately 3m less than the existing stairwell. The depth of the replacement entrance would increase to approximately 7.2m which would reduce separation distance from the neighbouring building Willow House. Notwithstanding this, approximately 1.5m separation would be maintained allowing the pedestrian access to the rear car park to be retained. In terms of impact on residential amenity, the proposed development is in accordance with criteria (ii) of Policy EMP8 and Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy)

- iii. The development would provide adequate parking, servicing and access arrangements and would not have an adverse impact on the highway network, including highway safety.

The vehicular access and parking area to the rear of the application building would remain as existing. Hertfordshire County Council Transport Programmes & Strategy Department were consulted on this application and do not wish to restrict the grant of permission.

In terms of car parking provision, Welwyn Hatfield Council, Supplementary Planning Guidance (SPG), Parking Standards, January 2004, sets out maximum car parking and cycle parking standards. SPG identifies the site as within Zone 2 which includes areas that are accessible by a choice of means of transport. York House is within 200m of Hatfield Railway Station which is also a major bus interchange and transport hub for the area. The site is therefore accessible to a number of modes of transport other than by use of a private car.

Welwyn Hatfield Parking Standards SPG identifies a maximum parking provision of one space per 30sqm gross floor area for Use Class B1. The gross floor area for the extended building would measure approximately 900sqm which equates to a maximum parking provision of 30 spaces. The site is located within Parking Zone 2 in which 25-50% of the maximum demand based standard will normally be sought for non-residential parking provision. The 17 parking spaces to be retained would provide 57% of the maximum provision which is considered to be adequate. The proposed parking, servicing and access arrangements are considered to be acceptable in accordance with criteria (iii) of Policy EMP8, Policy M14 of the Welwyn Hatfield District Plan 2005 and Supplementary Planning Guidance, Parking Standards, January 2004.

2. The Impact of the Proposed Development on the Historic Character of the Conservation Area and the Setting adjacent Listed Buildings

National Planning Policy Statement 5: Planning for the Historic Environment (PPS5) outlines a presumption in favour of the conservation of the historic environment. In this context the proposal should either sustain or where appropriate enhance the historic environment. Policy HE7 and HE9 of PPS5 outline that the more significant the element of the historic environment that may be affected by the relevant proposal the greater the presumption in favour of conservation. Policy HE7 states Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use. Policy HE9 considers that significance can be harmed or lost through alteration or destruction of the heritage asset of development within its setting. This is expanded within HE10 which refer to applications for development affecting the setting of a designated heritage asset.

National Planning Policy Statement 1: Delivering Sustainable Development (PPS1) requires planning authorities to plan for high quality design which is appropriate in its context. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan set out the general design approach to be adopted in respect of development proposals within the Borough. The Supplementary Design Guidance; Statement of Council Policy 2005 provides further detailed guidance as to how new development should respect and relate to the character and context of the area in which it is located.

The application site is likely to have been included within The Old Hatfield Conservation Area more because of its historic function as part of Old Hatfield, rather than as a reflection of the quality of its environment. York House forms part of a wider area which was comprehensively redeveloped in the early 1970's to form a

pedestrianised precinct. This area is in need of regeneration as it has a poor appearance, characterised by a number of vacant shops and poor quality open space. The resulting character and quality of the built environment in this area contrasts markedly with the more historic parts of Old Hatfield.

The site adjoins a number of Grade II Listed Buildings which front onto Park Street. In terms of height, scale and relationship with the street scene and locality, it is considered that the proposed extensions and alteration to York House would appear appropriate in their context and would relate well to the existing pattern of development. It is proposed to re-clad the whole building in traditional red/orange facing brick and sand faced render. The fenestration would be replaced with timber framed sash windows. The ground floor would be characterised by traditional shop frontages which would form the eastern edge of Salisbury Square. Overall, the architectural style, windows and detailing proposed is acceptable and, subject to the use of high quality materials, the development will be to the standard expected within this area. It is considered that the proposal will visually enhance York House and the traditional style of the design would relate acceptably to the design of adjacent buildings.

Overall the proposal is reflective of traditional development within the locality and the design and layout of the scheme would contribute positively towards reinforcing the character of Old Hatfield. The resulting bulk and scale of the development would be comparable to the existing buildings which front onto the Square whilst creating a stronger sense of enclosure and continuity. It is considered that overall the scheme provides an efficient use of space that would be adequately compatible with the maintenance of the character and context of the area. In this respect, no objections are raised with regard to PPS1, PPS3, PPS5 and Policies GBSP2, H6, D1 and D2 and the Supplementary Design Guidance, Statement of Council Policy.

It is important to consider the current proposals for York House in context with the proposal to redevelop Salisbury Square which was granted planning 1 March 2012 under reference S6/2011/1994/MA. From the submitted drawings it can be seen that scheme has been designed to complement and reflect the redevelopment of Salisbury Square and the wider conservation area.

3. Impact on Archaeology

The site lies within and adjacent to Area of Archaeological Significance No.17 and so Policy R29 applies. The County Archaeologist was consulted on this application and advised that the proposed development is likely to have an impact on heritage assets and a planning condition was suggested. The suggested condition is considered both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal in accordance with Planning Policy Statement 5. Although the site has high archaeological potential an Archaeological Assessment report submitted by the applicant in respect of planning application S6/2011/1994/MA for the re-development of Salisbury Square, notes that the site may have been disturbed by previous development. The recommend condition therefore requires archaeological monitoring which is the lowest level of archaeological investigation.

4. Other Material Considerations

Chalk Mining: There is a history of chalk mining activity in the Borough which has left voids beneath the ground surface in some areas. The responsibility for every development rests with the developer and/or landowner, and the grant of planning permission or of building regulation approval does not warrant or indicate that the

application site is safe or suitable for the development proposed. This application site is identified in the Chalk Mining Risk Assessment map produced by the Council's external Consultants as being in a low risk area. The site has also been checked against the Council's Hatfield Chalk Mining Risk Assessment Tool and is designated as being 'Low' therefore an informative and a planning condition would be reasonable for any permission granted.

Sustainable Development: The applicant has completed a sustainability checklist which highlights that the scheme generally responds positively to the topic areas that are required to be considered in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005.

Noise Disturbance During Demolition and Construction: To protect the residential amenity of adjoining occupiers a condition is suggested restricting the hours of demolition and construction work to except between the hours of 8am and 6pm Mondays to Fridays and between the hours of 8am to 1pm on Saturdays. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time.

Protected Species: The presence of protected species is a material consideration, in accordance with PPS9 (Biodiversity and Geological Conservation), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981).

In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states:

"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions."

The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals. These comprise:

- "Deliberate capture or killing or injuring of an EPS"
- "Deliberate taking or destroying of EPS eggs"
- "Deliberate disturbance of a EPS" including in particular any disturbance which is likely –

(a) to impair their ability –

(i) to survive, to breed or reproduce, or to rear or nurture their young, or,

(ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or

(b) to affect significantly the local distribution or abundance of the species to which they belong

- “Damage or destruction of a EPS breeding site or resting place” (applicable throughout the year).
 - e.g. bat maternity roost (breeding site) or hibernation or summer roost (resting place)
 - e.g. great crested newt pond (breeding site) or logpiles / piles of stones (resting place)
 - e.g. dormice nest (breeding site or resting place (where it hibernates)

In some circumstances a person is permitted to ‘derogate’ from this protection. The Conservation Regulations 2010 establishes a regime for dealing with such derogations via the licensing regime administered by Natural England. The approval of such a license by Natural England may only be granted if three strict “derogation” tests can be met:

- the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- there must be no satisfactory alternative; and
- favourable conservation status of the species must be maintained.

Notwithstanding the licensing regime, the Council as Local Planning Authority (LPA) has a statutory duty to have regard to the requirements of the Habitat Directive and therefore should give due weight to the presence of an EPS on a development site. Therefore in deciding to grant permission for a development which could affect an EPS the LPA should:

- a) Consider whether an offence to an EPS is likely to be committed by the development proposal.
- b) If the answer is yes, consider whether the three “derogation” tests will be met.

A LPA failing to do so would be in breach of Regulation 9(5) of the Conservation Regulations 2010 which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.

A day time inspection of the building took place on 23rd November 2011. No signs or evidence of roosting bats was found and it was concluded that no further survey work was required at this time. However, as it is rarely possible to conclude with certainty that crevice-dwelling bats are absent from a building, as a precautionary measure, it was recommended that the demolition and construction works are scheduled to avoid the bat hibernation period of mid-October to end of February inclusive. In order to avoid contravention of legislation protecting nesting birds, any vegetation clearing works should be scheduled to avoid the bird nesting season of 1st March to 1st August inclusive. Therefore, it is reasonable to attach precautionary planning conditions in accordance with the submitted Phase 1 Bat Assessment and the consultation response received from Hertfordshire Biological Records Centre.

East of England Plan 2008: On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and

- He failed to consider the likely environmental effects of revoking Regional Strategies

However, the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill. In the meantime, the policies in the East of England Plan are re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision. However, the Government's intention to abolish Regional Spatial Strategies is also a material consideration that could be considered to reduce the weight to be attached to policies in Regional Spatial Strategies.

The application has been considered against policy(ies) in the East of England Plan, which at the time of this decision forms part of the development plan for the borough but that the weight accorded to these policies, in light of the above circumstances, has been carefully considered in reaching a decision.

CONCLUSION:

The proposed development would appropriately maintain the character and appearance of the surrounding area, would be of an appropriate density, layout and design. Furthermore, the proposal would maintain the residential amenity that adjoining dwellings and would not give rise to a detrimental impact to the future occupiers of these properties. The proposal would not have a detrimental impact on highway safety, landscaping, waste management, wildlife, archaeology, residential amenity or potentially contaminated land to an extent that would justify the refusal of the application on these grounds.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details 581-11-023 & 581-11-024 & 581-11-025 & 581-11-29 received and dated 10 January 2012 & 581-11-021A & 581-11-022A & 581-11-26A & 581-11-027A received and dated 30 January 2012 & 581-010A received and dated 9 March 2012

PRE DEVELOPMENT

3. C.12.1 – Low & Moderate Risk Sites (must be used in conjunction with C.12.2)
4. C.12.2 – Low & Moderate Risk Sites (must be used in conjunction with C.12.1)
5. C.5.1 – Samples of Materials to be Submitted and Agreed
6. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 - i. The programme and methodology of site investigation and recording
 - ii. The programme for post investigation assessment

- iii. Provision to be made for analysis of the site investigation and recording
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v. Provision to be made for archive deposition of the analysis and records of the site investigation
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment, Policy ENV6 of the East of England Plan 2008 and Policy R29 of the Welwyn Hatfield District Plan 2005.

- 7. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 above and the provision made for analysis and publication where appropriate.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment and policy ENV6 of the East of England Plan 2008

- 8. No demolition/development shall take place/commence between the 1st October and 28th February inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with PPS9 Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

- 9. No vegetation clearance works shall be carried out on site between the 1st March and 1st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect wintering, roosting, feeding, resting, breeding birds in accordance with the Wildlife and Countryside Act 1981 (As amended) and Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

- 10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

PRIOR TO OCCUPATION

11. The area set aside for car parking shall be laid out and surfaced, in accordance with a Drawing 581-010A received and dated 9 March 2012 before the units hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

POST-DEVELOPMENT

- 12.C.7.7 – Hours of Construction (no demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 8am and 6pm on Mondays to Fridays and between the hours of 8am to 1pm on Saturdays)

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1, PPS4, PPS5, PPS9, PPG13, PPG14, PPG24 and Policy SS1, SS2, T14, ENV3, ENV6 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R1, R2, R3, R11, R17, R19, R29, M14 D1, D2, D3, D4, D5, D6, D7, D8, D9, EMP8, TCR24, TCR26 and Supplementary Design Guidance), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

INFORMATIVES

1. INF9 – Chalk Mining
2. INF10 – Wheel Washing
3. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments" and by a contractor who is authorised to work in the public highway. Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain their permission and requirements.
4. As from 6th April 2008 a site waste management plan is required by law for all construction projects that are worth more than £300,000. This aim is to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken. Projects over £500,000 may require further information. However a good practice template can be found at www.smartwaste.co.iuk or

www.wrap.org.uk/construction/toolsandguidance/sitewastemanagementplanning/index.html. For further information on this, please contact Hertfordshire County Council on 01992 556254.

Signature of author..... Date.....