

Mr C Davis,
Architectural Services,
63 Bengarth Road,
Northolt,
UB5 5LH

Colin Haigh
Head of Planning

Reply To: address as below
Our Ref: 6/2017/1327/COND
Direct Tel: 01707 357211
Fax: 01707 357253
Email: planning@welhat.gov.uk

9 August 2017

Town and Country Planning Act 1990.
**The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Dear Mr Davis,

RE: 6/2017/1327/COND – Submission of details pursuant to conditions 2 (parking, cycle & bin storage) and 5 (cycle storage) on planning permission 6/2016/1031/FULL dated 10/11/2016 at 8 Harpsfield Broadway Hatfield AL10 9TF.

Thank you for your recent application in connection with the discharge of the above planning condition.

Condition 1

This condition required development to be completed in accordance with the approved plans. This condition is not dischargeable.

Condition 2 (Parking and Bin Stores Layout)

This condition is as follows:

“Prior to the first occupation of the site for the use hereby permitted the areas designated on the site layout plan on DRWG 8HB/P03 for car parking, cycle storage and bin storage shall be provided on the site. These areas shall be maintained as such thereafter.”

You have submitted Drawing Number 8AHB/R02A. This block plan shows the car parking layout, cycle store location and bin storage area in the same layout as in Drawing 8HB/P03 referred to in the above condition. In addition this plan identifies the hard landscaping materials to be used.

Welwyn Hatfield Borough Council's Client Services was consulted and has no objection. They comment that the bins can be serviced from the rear access road. The HMO will be given 1 refuse bin and 1 recycling bin which will be emptied alternate weeks. There needs to be sufficient room for the residents to wheel the bins to the collection point (where the parking bays meet the rear access highway).

The Highways Authority has also been consulted and considers the submitted plan to be acceptable.

The details submitted are, therefore, acceptable pursuant to Condition 2. I trust you will comply with the condition, which requires the development to be carried out in accordance with the approved details and maintained.

Condition 3 (Removal of Cabins)

This condition is as follows:

“Prior to first occupation of the site for the use hereby permitted the two cabins associated with the use of the retail unit at ground floor shall be removed from the site.”

The condition remains extant. I trust you will comply with this condition.

Condition 4 (Occupation by 3 persons)

This condition is as follows:

“The application site shall not be occupied as a House in Multiple Occupation by more than three individuals.”

The condition remains extant and is not for discharge. I trust you will comply with this condition.

Condition 5 (Bicycle Storage)

This condition is as follows:

“No development shall commence until details of the scheme for the provision of secure storage for three bicycles on site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented. The approved scheme shall be retained thereafter.”

You have submitted the following information:

Proposed Cycle Store Details Drawing number 8AHB/R03

The Highway Authority has been consulted and considers the submitted plans to be acceptable.

The details submitted are acceptable pursuant to Condition 5. I trust you will comply with this condition, which requires the development to be carried out in accordance with the approved details and retained.

Condition 6 (Noise Protection Scheme)

This condition is as follows:

“Prior to the commencement of the development the applicant shall submit, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from traffic noise along the A1001. The scheme shall be implemented before any part of the accommodation hereby approved is occupied. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and the ventilation standards within Approved Document F of the Building Regulations. The mechanical ventilation system shall provide a ventilation rate of at least the purge rate within Approved Document F (4 air changes per hour) when required to maintain thermal comfort.”

You have not submitted details of a noise mitigation scheme. Further details will be required in order to discharge this condition.

Summary

The details submitted for conditions 2 (Parking and Bin Stores Layout) and 5 (Bicycle Storage) are acceptable subject to the development being carried out in accordance with these details.

Details of a noise protection scheme will be required further to Condition 6.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

June Pagdin
Senior Development Management Officer