



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

N6/2005/1520/FP

CONVERSION OF EXISTING FIRST FLOOR PARKING AREA TO RETAIL SPACE (WITHIN USE CLASS A1 TO A5) WITH PROVISION OF NEW SPIRAL VEHICULAR RAMP TO SOUTH END OF BUILDING TO ALLOW VEHICULAR ACCESS TO SECOND FLOOR. REMOVAL OF EXISTING INTERNAL VEHICULAR RAMP AND REMODELLING OF GROUND FLOOR SOUTH END SERVICE AREA. PROVISION OF NEW FIFTH FLOOR, THIRD WIDTH CAR PARKING DECK.

at: THE HOWARD CENTRE, HOWARDSGATE, WELWYN GARDEN CITY

Agent Name And Address

CgMs LTD
MORLEY HOUSE,
26 HOLBORN VIADUCT,
LONDON
EC1A 2AT

Applicant Name And Address

LAND SECURITIES
C/O AGENT

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 06/12/2005 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 3 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. (as amended)

2. 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.

Continuation ...

3. No development (including demolition) shall commence until a scheme showing proposed wheel-cleaning apparatus for construction vehicles has been submitted to and agreed in writing by the local planning authority. Subsequently the scheme shall be operated and maintained in accordance with that scheme, during construction of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To minimise the impact of construction vehicles and to improve the amenity of the local area.

4. No development shall commence until vehicular parking for site operatives (provision for delivery and storage of materials) clear of the highway has been provided within the application site in accordance with details to be submitted to and approved in writing by the local planning authority. Subsequently the development shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In order to prevent indiscriminate parking in the interests of highway safety.

5. The service area shall only be operated in accordance with the Management Statement submitted and shall not be operated otherwise without the prior consent of the Local Planning Authority.

REASON:

To prevent blocking of the customer access and in the interest of highway safety.

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include: -

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure of the spiral ramp
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features

Continuation ...

j) location of service runs

k) construction access arrangements

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D1, D2 and D8 of the Welwyn Hatfield District Plan, 2005.

7. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON:

To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development, in accordance with Policy D1, D2 and D8 of the Welwyn Hatfield District Plan, 2005.

8. Construction of the development hereby approved shall not commence until full details of the number and location of customer car parking spaces available during the construction-phasing period have been submitted to, and approved in writing by, the Local Planning Authority. Subsequently the spaces shall be retained and kept available during construction of the development for that use, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure adequate customer parking facilities are available during the construction works.

9. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway, unless otherwise agreed in writing by the Local Planning and Highway Authority.

REASON:

In the interest of highway safety and free and safe flow of traffic.

Continuation ...

REASONS FOR APPROVAL

1. It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as the development proposed is in keeping with the original building in terms of scale and design.
2. It is considered that the proposed development either retains or enhances the character or appearance of the Conservation Area in which it is located as the demolition works which are hereby approved are minor in nature.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

GBSP2, R22, M14, D1, D2, D5, D9, TCR1, TCR6

Supplementary Design Guidance


Supplementary Planning Guidance

INFORMATIVES

1. The applicant is required to enter a Section 278 Agreement (Highways Act 1980) to secure the following: 1. The construction of the new spiral ramp 2. The provision of a new loading area. 3. Dedication of visibility splays.
2. Please see Network Rail correspondence, dated 27 January 2006

APPROVED PLAN NUMBER(S): 2206/806 Rev B & 2206/807 Rev B & 2206/805 Rev B & 2206/800 Rev B & 2206/801 Rev B & 2206/803 Rev B & 2206/804 Rev B & 2206/816 Rev B & 2206/808 Rev B & 2206/831 Rev C & 2206/816 Rev B & 2206/802 Rev B & 2206/830 Rev C & 2206/813 Rev C & 2206/810 Rev C & 2206/814 Rev C & 2206/817 Rev B & 2206/832 Rev B, All received 6-12-05

Date: 07/03/2006



Chris Conway
Chief Planning and Environmental Health Officer