



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 01707)

DECISION NOTICE

Ref N°

S6/0667/95/OP

TOWN AND COUNTRY PLANNING ACT 1990

Site for erection of single dwelling house

at: Land adjacent to Torilla, Wilkins Green Lane, Hatfield

To:

John Winter & Associates, 80 Lamble Street, London NW5
4AB

For:

Mr & Mrs A Charlton, 27 Rope Street, Surrey Quays,
London SE16 1TE

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 11th September 1995 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 siting, layout design and external appearance of the building(s) and the means of access thereto 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 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995

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:-



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- i) the expiration of a period of 5 years commencing on the date of this notice.
- 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 Secretary of State, 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 Secretary of State.

REASON

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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.



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REASON

To enhance the visual appearance of the development.

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. 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.

6. Prior to the commencement of the construction of the new vehicular access, detailed drawings showing dimensions, ground levels, materials to be used and means of construction of the access and driveway shall be submitted to and approved by the Local Planning Authority in writing and the access and driveway shall be constructed in accordance with the details so approved.

REASON



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In the interests of highway safety and to avoid damage to mature trees within the site.

7. This permission shall relate only to the construction of a dwelling of no more than two storeys in height and having a gross external floorspace of no more than 287 square metres.

REASON

Permission has been granted on this Green Belt site only due to the particular circumstances relating to the adjoining Listed Building, and it is therefore necessary to keep the size of the development and thereby the loss of openness in the Green Belt, to the minimum required.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Class E of Part 1, of Schedule 2 to that Order shall take place without the prior written consent of the Local Planning Authority.

REASON

To allow the Local Planning Authority to control the visual impact of any outbuildings on the setting of the Listed Building and the visual amenities of the Green Belt.

Date: 27th JUNE 1996

Signed: 
Chief Planning Officer