



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

S6/2007/57/FP

**CHANGE OF USE FROM D1 (CHAPEL) TO C3 (RESIDENTIAL DWELLING)
WITH SINGLE STOREY SIDE EXTENSION, DEMOLITION OF EXISTING
STABLES AND ANCILLARY LANDSCAPING**

at: LAND AT THE CHAPEL, BELL LANE, BROOKMANS PARK, HATFIELD,

Agent Name And Address

HOWARD J GREEN
30 LYNDHURST ROAD,
LONDON,
E4 9JU

Applicant Name And Address

G REDWOOD
18 BELL LANE,
BROOKMANS PARK,
HATFIELD,
AL9 7AY

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 15/01/2007 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.

3. 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.

Continuation ...

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.

REASON

To enhance the visual appearance of the development.

4. The parking area shown on the plan hereby approved shall be provided prior to the occupation of the dwelling on the site, and shall be retained and kept available for those purposes thereafter.

REASON: To ensure that adequate parking facilities are available within the site and that there is no detriment to highway safety in accordance with policy R29 of the Hertfordshire Structure Plan Review 1991-2011

5. The existing stable as shown on plan 1148/A1/011 and shown hatched in black on the proposed site plan shall be demolished in its entirety prior to the occupation of the development hereby permitted.

REASON: In the interests of the amenity and visual amenity of the area and in accordance with policies RA1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

6. All areas for the 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.

REASON: In the interests of highway safety and free and safe flow of traffic.

7. Before first occupation of the development hereby approved, all access arrangements serving the development shall be submitted to and approved in writing by the Local Planning Authority and then completed and constructed in accordance with these details.

REASON: To ensure that the access is constructed to the current Highway requirements and to comply with policy R29 of the Welwyn Hatfield District Plan 2005.

8. No development (including demolition) shall commence until wheel-cleaning apparatus have been provided in accordance with details to be submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved.

REASON: In order to ensure that the wheels of the vehicles are cleaned before leaving the site in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011.

Continuation ...

REASONS FOR APPROVAL

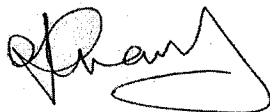
The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 Policy 5 & Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA1, RA17, R3, M14, D1, D2, D8, Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005 and Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004), 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. Development work (conversion of chapel and demolition of existing stables) should proceed with caution. In the event of bats being found, work must stop immediately and Natural England informed; telephone 01206 796666.
2. The highway authority require the construction of the vehicle cross-over and the removal of the existing to be undertaken by their own contractors such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the Mid West Hertfordshire Highway Area Office (Telephone 01727 816000) to arrange this.

APPROVED PLAN NUMBER(S): 1148/A1/011 date stamped 15-01-2007 &
1148/A3/012

Date: 12/03/2007



Chris Conway
Chief Planning and Environmental Health Officer