



# 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

S6/2007/612/MA

ERECTION OF A REAR CONSERVATORY AND INSTALLATION OF SWIMMING POOL TO BASEMENT.

at: LAKE VIEW, LEGGATTS PARK, GREAT NORTH ROAD, POTTERS BAR,

### Agent Name And Address

MR TIM RYDER,  
ALSOP VERRILL LLP,  
2 MILLINERS HOUSE,  
EASTFIELDS AVENUE,  
LONDON,  
SW18 1LP

### Applicant Name And Address

MR ASKAR ALSHINBAYEV,  
LAKE VIEW,  
LEGGATTS PARK,  
GREAT NORTH ROAD,  
POTTERS BAR,  
EN6 1NZ

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 19/04/2007 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

3. No development shall take place until full details on a suitably scaled plan 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 and boundary treatments
- c) car parking layout
- 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 and a method statement showing tree protection measures to be implemented for the duration of the construction
- 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
- j) location of service runs
- k) management and maintenance details
- l) (others as may be necessary to be detailed by officer)

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 D8 of the Welwyn Hatfield District Plan 2005

4. 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.

## Continuation ...

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

5. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree, shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837 (2005) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition retained tree or shrub means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. Prior to the commencement of the development hereby permitted, tree protection measures shall be inspected and agreed by the Local planning Authority

### REASON

In the interests of the maintenance of the existing trees and visual amenities of the site and the locality in general, in accordance with Policy D8 of the Welwyn District Plan 2005

### REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the, Hertfordshire Structure Plan Review 1991 - 2011 Policy 5 & Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA1, D8, D1, D2, D5, R3, Supplementary Design Guidance, February 2005), 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).

**Continuation ...**


**INFORMATIVE**

The applicant is advised to liaise with the Council's Tree Officer to produce an appropriate landscaping scheme. The landscaping scheme should include a suitable replacement planting for the Douglas Fir that is to be removed.

**APPROVED PLAN NUMBERS:**

Site Location Plan 1:2500 & 0608\_98\_201 & 0608\_98\_202 & 0608\_98\_210 & 0608\_00\_220A all received 19 April 2007 & 6460/01 Rev C & 0608\_00\_200B & 0608\_00\_201B received and date stamped 8 June 2007.

**Date:** 18/07/2007



Chris Conway  
Chief Planning and Environmental Health Officer