



# 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

**S6/2007/1132/FP**

**ERECTION OF 7 FLATS, BIN AND CYCLE STORES, CAR PARKING, ACCESS AND AMENITY SPACE FOLLOWING DEMOLITION OF EXISTING DWELLING**

**at: 200 ST ALBANS ROAD WEST HATFIELD**

### Agent Name And Address

BARKER PARRY TOWN PLANNING,  
33 BANCROFT,  
HITCHIN,  
HERTS  
SG5 1LA

### Applicant Name And Address

LIONCREST HOMES LTD  
18 PARKWAY  
HILLINGDON  
UB10 9DX

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 25/07/2007 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. 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 external finished ground levels
- b) means of enclosure and boundary treatments (Note: front boundary treatment must comply with visibility sightlines required in conditions below)
- c) Hard surfacing, other hard landscape features and materials
- d) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

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

**Continuation ...**

3. 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 D8 of the Welwyn Hatfield District Plan 2005.

4. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials 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

5. Before first occupation of the approved development, the proposed new access onto St Albans Road West shall be completed and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

REASON: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with Policy D5 of the Welwyn Hatfield District Plan 2005.

6. The existing access to the site shall be permanently stopped up to vehicular traffic and the highway reinstated to the satisfaction of the Local Planning Authority before the development is brought into use.

REASON: In the interest of road safety and to comply with Policy D5 of the Welwyn Hatfield District Plan 2005.

7. Concurrent with the construction of the access, visibility splays of 2.4m x 33m shall be provided and permanently maintained to the east of the access within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

REASON: To provide adequate visibility for drivers entering or leaving the site and to comply with Policy D5 of the Welwyn Hatfield District Plan 2005

8. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

**Continuation ...**

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011

9. A 2 metre x 2 metre pedestrian visibility sight splay, free of obstruction above a height of 600mm, and relative to the back of the footway/ overhang margin, shall be provided on both sides of all vehicular accesses prior to their operational use and thereafter retained.

REASON: To ensure a satisfactory standard of development in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011

10. No unbound material shall be used on the proposed access within 20 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development and implemented in accordance with those details

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011

11. 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.

REASON: In the interest of highway safety and free and safe flow of traffic in accordance with Policy 29 of the Hertfordshire Structure Plan 1991-2001.

12. 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), before any demolition, clearance, building or other works commence on site, details shall be submitted to and approved in writing by the Local Planning Authority, specifying the parts of the site to be used for the stationing of site huts, storage of materials, and plant and parking of employees cars during the construction period, and any proposal for fencing of a site compound. Thereafter the compound and fencing shall be retained until building and clearance work has been completed.

REASON: To ensure satisfactory provision in relation to adjoining property and circulation within the site to protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

## Continuation ...

14. Prior to the commencement of the development hereby granted, details which shall include appropriately scaled drawings of the location and design of the refuse bin and covered cycle store areas shall be submitted to and approved by the Local Planning Authority. These stores shall be provided prior to the first occupation of the units to which they relate.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and in order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

15. No development shall take place until details of the proposed floor levels within the building, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

16. The kitchen windows of flats 3 & 6 and windows to bathrooms of all flats (including the rooflight to the bathroom of flat 7 on the southeast facing roofslope) of the proposed building shall be glazed with obscured glass and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

## REASON FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPS3 & PPG13 and development plan policy 29 of the Hertfordshire Structure Plan Review 1991 2011 and development plan policies SD1, GBSP2, M6, M8, M14, D1, D2, D5, D8, D9, H2, H6, H8, R3, & R19 of the Welwyn Hatfield District Plan 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.

## INFORMATIVE

To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain their permission and requirements

**Continuation ...**

**APPROVED PLAN NUMBER(S):**

1:1250 Site Plan & MWSC-SRW-01 both received and dated 25th July 2007 & 07/3113/1  
Rev A received and dated 5th September 2007

**Date:** 27/09/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a horizontal line.

Chris Conway  
Chief Planning and Environmental Health Officer