



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

S6/2007/1143/FP

ALTERATIONS TO THE SOUTHEAST EXTERNAL ELEVATION, ERECTION OF A SMALL GROUND FLOOR EXTENSION AND NEW ENTRANCE FEATURE IN CONNECTION WITH THE OCCUPATION OF THE PREMISES AS A DUAL FRANCHISE

at: W WATERS & SONS LTD, COMET WAY, HARPSFIELD BROADWAY, HATFIELD,

Agent Name And Address

FAO SIMON CHAPMAN
COLLIERS CRE
9 MARYLEBONE LANE
LONDON
W1U 1HL

Applicant Name And Address

WATERS RETAIL LTD
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 31/07/2007 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 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

3. The cycle parking provision shall be provided in accordance with the requirements of the Welwyn Hatfield District Plan Review Supplementary Planning Guidance, Parking Standards 2004, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. Subsequently the cycle parking shall be provided in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Continuation ...

REASON: To ensure a satisfactory standard of cycle parking provision in accordance with Policy M6 of the Welwyn Hatfield District Plan 2005

4. Notwithstanding the details shown on approved drawing No R29389/100 Rev C (received and date stamped 31/07/07) an amended parking layout plan to an appropriate scale shall be submitted to the Local Planning Authority showing the provision of 4 parking spaces for the sole use of employees. These spaces shall be marked out on site and also clearly annotated for this use and shall be agreed in writing by the Local Planning Authority prior to first occupation of the new showrooms hereby permitted and shall remain in that form thereafter.

REASON: To ensure a satisfactory level of parking provision is provided to ensure that there is no overspill of parking onto the local highway network and to accord with the requirements of Policy M14 and the Supplementary Planning Guidance – Parking Standards.

5. No part of the development hereby approved shall be occupied until vehicular turning space has been provided within the curtilage of the site. The turning space shall permit the entry of both domestic and service motor vehicles including car transporters in forward gear and shall be retained in that form thereafter.

REASON: To ensure the proposal does not result in a detrimental impact on the safe and efficient operation of the highway in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991-2011.

REASON FOR APPROVAL

The proposal has been considered against National Planning Policy Guidance PPS1, PPG4 & PPG13 and development plan policy 29 of the Hertfordshire Structure Plan Review 1991 – 2011 and development plan policies SD1, D1, EMP4, EMP8, M6 & M14 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

A separate application for Advertisement Consent is required for the signs shown on the submitted drawings

APPROVED PLAN NUMBER(S):

1:1250 Site Plan & 100 Rev C & 101 Rev B & 102 Rev B & 001 Rev A & 002 Rev A & 003 Rev A received and dated 31st July 2007

Date: 27/09/2007



Chris Conway
Chief Planning and Environmental Health Officer