



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

S6/2007/1495/FP

**AMENDMENT TO RESERVED MATTERS APPROVAL REF: S6/2005/675/DE
(FOR MIXED USE DEVELOPMENT OF DISTRICT CENTRE) TO ALLOW FOR
THE RELOCATION/SWAP OF CLASS A1 (SHOP), CLASS A2 (PROFESSIONAL
& FINANCIAL) AND CLASS A3 (RESTAURANT, SNACK BAR AND CAFÉ) USES
WITHIN THE SCHEME**

**at: UNIT 3, 4 AND 5A COMET SQUARE, HATFIELD DISTRICT CENTRE,
COMET WAY, HATFIELD**

Agent Name And Address

MRS J FORD
RAPLEYS LLP
MADDOX HOUSE
1 MADDOX STREET
LONDON
W1S 2PZ

Applicant Name And Address

FRONTIER KEY (HATFIELD) 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 11/10/2007 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. Unless otherwise agreed in writing by the Local Planning Authority, the use of the premises for the purposes hereby permitted shall operate only between the hours of 8am and 11pm Mondays to Sunday.

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

3. No loading, unloading, deliveries or collections shall take place other than between the hours of 7am and 11pm on any weekday or before 9am or after 7pm on Sundays.

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

Continuation ...

This Approval also needs to be implemented in accordance with conditions 2 and 3 of the original reserved matters approval S6/2007/675/DE which state that.....

2. Details of any external plant and equipment, including extraction units, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Any measures required by the Local Planning Authority to reduce noise from the plant or equipment shall be completed prior to the plant being brought into use and retained thereafter.

REASON: In the interests of residential amenity.

3. No part of the family pub, bar, restaurant and hot food outlet development hereby approved shall be brought into use until a scheme for treating cooking fumes and odours arising from that part of the development before their emission to the atmosphere so as to render them innocuous has been submitted to and approved in writing by the Local Planning Authority. The works that form part of this scheme shall be installed as approved and be in full working order prior to commencement of the use. As long as the use continues, the equipment shall be operated, serviced and retained in such a manner so as to suppress effectively the emission of cooking fumes and odours.

REASON: In the interests of the amenity of the development and of occupiers of the residential development in particular.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the, Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 policies HATAER2, HATAER3, D1 and D5, 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).

APPROVED PLAN NUMBER(S): 478/17/1 & G2120 G (05) 200 Rev A & G2120G (05) 200, all received and dated 11th October 2007.

Date: 05/12/2007



Chris Conway
Chief Planning and Environmental Health Officer