



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

S6/2007/1521/FP

ERECTION OF NEW GATES TO NORTH AND SOUTH ENTRANCES TO
REPLACE EXISTING GATES

at: GREAT NAST HYDE HOUSE WILKINS GREEN LANE HATFIELD

Agent Name And Address

MR R TAYLOR
RUSSEL TAYLOR ARCHITECTS
85 BLACKFRIARS ROAD
LONDON
SE1 8HA

Applicant Name And Address

MR & MRS D WONG
GREAT NAST HYDE HOUSE
WILKINS GREEN LANE
HATFIELD
AL10 9RB

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 15/10/2007 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (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 proposed entrance gates shall be set back a minimum of 6.0m from the edge of carriageway/back of the footway and shall open inwards into the site.

REASON: In the interest of highway safety so that a vehicle may be parked within the curtilage without obstructing the public highway in accordance with PPG 13.

4. Notwithstanding the details on the approved plans, the proposed north gates are only granted planning consent in the position furthest from St Albans Road, which is labelled as being short-term. A further application would be required to reposition the gates and construct a new brick wall close adjacent to St Albans Road.

Continuation ...

REASON: To safeguard the visual amenities of the locality in accordance with Policies R25, D1 and RA3 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 Policy GBSP1, SD1, RA1, R3, R25, D1, D2, D5, D7, D8, D9) 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): 6103/G/001 & 6103/G/004 & 6103/G/006 & 6103/G/007 & 6103/G/14C & 6103/19 & 6103/G/018 B & 6103/G/016 B & 6103/G/017 received and dated 15 October 2007.

Date: 10/12/2007



Chris Conway
Chief Planning and Environmental Health Officer