



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

S6/2007/1721/FP

CONVERSION OF EXISTING FIRST FLOOR TO THREE SELF-CONTAINED FLATS, ERECTION OF A TWO STOREY REAR EXTENSION AND VARIOUS EXTERNAL WORKS ASSOCIATED WITH THE PROPOSED RESIDENTIAL USE INCLUDING PROVISION OF FOUR DESIGNATED PARKING SPACES, AMENITY SPACE AND LANDSCAPING.

at: FORMER HARVESTER PH 59 STATION ROAD CUFFLEY POTTERS BAR

Agent Name And Address

MR M ROE
MORLEY HOUSE
26 HOLBORN VIADUCT
LONDON
EC1A 2AT

Applicant Name And Address

TESCO STORES LIMITED
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 14/11/2007 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 extension hereby approved shall be finished in Nugent Red brick and the roof tile in Marley Eternit Acme.

REASON: In the interests of the visual amenity of the area in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The parking layout as shown on drawing PLA08A providing 4 spaces for the use of occupiers of the flats shall be marked out and provided prior to the development hereby permitted.

REASON: In the interests of highway safety in accordance with policy M14 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. Prior to the occupation of the development hereby permitted, the cycle store and bin store shall be completed in accordance with the approved details.

REASON: To protect the residential amenity of adjoining occupiers and to ensure adequate secure cycle provision encouraging alternative modes of transport in accordance with policies D1 and M6 of the Welwyn Hatfield District Plan 2005.

5. 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) 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

6. 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.

REASONS FOR APPROVAL

The proposal has been considered against national policy PPS1, PPS3 and PPG13 development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R3, M6, M14, D1, D2, D5, D8, D9, Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005 and Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004), 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).

INFORMATIVE

The scheme hereby approved does not give permission for the access as shown on drawing number PLA07.

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APPROVED PLAN NUMBER(S): Site Location Plan & PLA01 & PLA02 & PLA03 Rev A
& PLA04 & PLA05 & PLA06 & PLA07 & PLA08 Rev A received and date stamped 14
November 2007

Date: 07/01/2008

A handwritten signature in black ink, appearing to read "Chris Conway", with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer