



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

S6/2007/1909/FP

**CHANGE OF MATERIALS FOR WALLS AND ROOF FROM PREVIOUS
PLANNING PERMISSION S6/2007/0057/FP**

at: FORMER CHAPEL BELL LANE BROOKMANS PARK

Agent Name And Address

LEWIS PATTERN ARCHITECTS
95 FORE STREET
HERTFORD
SG14 1AS

Applicant Name And Address

G REDWOOD
18 BELL LANE
BROOKMANS PARK
AL9 7AY

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 07/12/2007 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 development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

Continuation ...

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

REASON: To enhance the visual appearance of the development in accordance with policy D8 of the Welwyn Hatfield District Plan 2005.

4. The parking area shown on the plan hereby approved shall be provided prior to the occupation of the dwelling on the site, and shall be retained and kept available for those purposes thereafter.

REASON: To ensure that adequate parking facilities are available within the site and that there is no detriment to highway safety in accordance with Planning Policy Guidance Note 13: Transport

5. The existing stable as shown on plan 1148/A1/100 and shown hatched in black on the proposed site plan shall be demolished in its entirety prior to the occupation of the development hereby permitted.

REASON: In the interests of the amenity and visual amenity of the area and in accordance with policies RA1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

6. On site parking shall be provided for the use of all contractors, sub-contractors and delivery vehicles engaged on or having business on the site in accordance with details to be agreed in writing with the Local Planning Authority before the commencement of site works. The parking area shall remain until building and clearance work have been completed.

REASON: To ensure that no obstructions to the public highway occur during the construction period in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

7. Before first occupation of the development hereby approved all access arrangements serving the development shall be submitted to and approved in writing by the Local Planning Authority and then completed and constructed in accordance with these details.

REASON: To ensure that the access is constructed to the current Highway requirements and to comply with Planning Policy Guidance Note 13: Transport

8. 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 Planning Policy Guidance Note 13: Transport

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against national policy PPS1, PPG2 and PPG13 development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA1, RA17, R3, M14, D1, D2, D8, 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

1. Development work (conversion of chapel and demolition of existing stables) should proceed with caution. In the event of bats being found, work must stop immediately and Natural England informed; telephone 01206 796666.
2. The highway authority require the construction of the vehicle cross-over and the removal of the existing to be undertaken by their own contractors such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the Mid West Hertfordshire Highway Area Office (Telephone 01727 816000) to arrange this.

APPROVED PLAN NUMBER(S): 114//A1/100 & photograph 'Former Chapel, Bell Lane, Bell Bar' received and dated 7th December 2007

Date: 14/01/2008



Chris Conway
Chief Planning and Environmental Health Officer