



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

S6/2007/1846/FP

ERECTION OF SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS

at: 18 FORE STREET HATFIELD

Agent Name And Address

ROGER CARTER
47 THE RYDE
HATFIELD
AL9 5DQ

Applicant Name And Address

Mrs CHARLOTTE PRESCOTT
18 FORE STREET
HATFIELD
AL9 5AH

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 17/12/2007 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 brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

4. All rainwater goods to the extension hereby permitted shall be black, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

Continuation ...

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

5. Development shall not commence until a site specific chalk mining risk assessment has been undertaken, submitted to the local planning authority, and approved in writing. This should include a desk top study of the site and identify any specific measures to address the risk to the development from chalk mining, and such measures shall be implemented in accordance with the assessment.

REASON: To ensure that the development is suitable and that the physical constraints of the site are taken into account and remediation and/or mitigation methods are suitable for the site in accordance with Planning Policy Guidance Note 14: Development on Unstable Land.

6. No development shall take place on the site [within the area indicated on the attached plan] until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved by the Local Planning Authority in writing.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with PPG16 and Policy R29 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The proposal has been considered against national policies PPS1, PPG14, PPG15 and PPG16 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R3, R22, R23, R25, R27, R29, D1, D2, D8, M14, Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005, Welwyn Hatfield District Plan, Supplementary 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).

APPROVED PLAN NUMBER(S): 957/01 & 947/02 & 947/04 rev b & 947/05 received and dated 17 December 2007 & 947/06 received and dated 20 February 2008

INFORMATIVE

The planning authority has determined the application on the basis of the information available to it, but this does not warrant or indicate that the application site is safe or stable or suitable for development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

Continuation ...

APPROVED PLAN NUMBER(S): 947/01 & 947/02 & 947/04 rev b & 947/05 received and dated 27 December 2007 & 947/06 received and dated 20 February 2008

Date: 04/03/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', with a stylized flourish at the end.

**Chris Conway
Chief Planning and Environmental Health Officer**