



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

S6/2008/256/FP

**CHANGE OF USE OF FORMER CHAPEL TO PLACE OF WORSHIP WITH
ADDITIONAL PARKING.**

at: FORMER CHAPEL BELL LANE BROOKMANS PARK HATFIELD

Agent Name And Address

MR JOHN SHEPHARD
J & J DESIGN
1A KING EDWARD ROAD
BEDFORD
MK41 9SF

Applicant Name And Address

MR ALEX HARVEY
MAYS LANE GOSPEL HALL TRUST
52 SUNNYBANK ROAD
POTTERS BAR
EN6 2NL

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 11/02/2008 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 (1)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Plan & 0672/2A received and dated 11 February 2008, unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The use hereby permitted shall be carried on only by 'The Brethren Christian Fellowship'. When the premises cease to be occupied by the Fellowship the use hereby permitted shall cease.

REASON: The site is located in an area where the protection of residential amenity of adjoining neighbours is required by Policy D1 of the Welwyn Hatfield District Plan and the accompanying Supplementary Design Guidance (February 2005) and Planning Policy Statement 1 (Delivering Sustainable Development) and PPG17 (Planning for Open Space, Sport and Recreation) and PPG24 (Planning and noise).

Continuation ...

4. The building shall not be used outside the following hours:

Sundays: 05.45 - 07.15
Mondays: 17.30 - 20.00

REASON: The site is located in an area where the protection of residential amenity of adjoining neighbours is required by Policy D1 of the Welwyn Hatfield District Plan and the accompanying Supplementary Design Guidance (February 2005) and Planning Policy Statement 1 (Delivering Sustainable Development) and PPG17 (Planning for Open Space, Sport and Recreation) and PPG24 (Planning and noise).

5. The building shall be used for the purposes of a church, and for no other purpose (including those falling within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory Instrument revoking and re-enacting that Order with or without modification).

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity, parking and highway issues in accordance with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and National Planning Policy contained in PPS1 (Delivering Sustainable Development, PPG13 (Transport) and PPG24 (Planning and Noise).

6. No equipment (either internally or external) for the amplification of music (apart from amplification of voice for the hard of hearing internally in the church) shall be installed on the premises.

REASON: The site is located in an area where the protection of residential amenity of adjoining neighbours is required by Policy D1 of the Welwyn Hatfield District Plan and the accompanying Supplementary Design Guidance (February 2005) and Planning Policy Statement 1 (Delivering Sustainable Development) and PPG17 (Planning for Open Space, Sport and Recreation) and PPG24 (Planning and noise).

7. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

REASON: In the interest of highway safety and free and safe flow of traffic and to comply with PPG13.

8. Other than the windows shown on the approved drawings to which this planning permission relates, no further windows shall be inserted into the ground floor elevations or roof lights into the roof slopes of the building hereby permitted a change of use without the prior written consent of the Local Planning Authority.

REASON: To ensure that the residential amenity of the adjoining neighbours is safeguarded and to comply with Policy R19 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 24 - Noise and Planning.

Continuation ...

9. Before first occupation of the approved development, the proposed new access onto Bell Lane shall be completed and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

REASON: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with PPG13.

10. The area set aside for car parking shall be laid out and surfaced with materials in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority (no unbound material will be accepted for the proposed access and parking areas), before the buildings hereby permitted are first occupied and shall be retained permanently there after for the accommodation of visitors/users of the church and shall not be used for any other purpose.

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety and to ensure that the noise generated by loose gravel/shingle would not harm the residential amenity of the adjoining neighbours and to ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety and to comply with PPG13 (Transport) and Policy R19 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 24 (Planning and Noise).

11. 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) existing trees, hedges or other soft features to be retained
- b) planting plans, including specifications 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 and Planning Policy Statement 1- Delivering Sustainable Development.

12. Prior the commencement of development, there shall be submitted to the Council for their written approval a scheme setting out the proposed measures to mitigate the noise associated with the internal use of the church which shall include:

- a) a noise survey report which shall indicate the expected future level of noise associated with the use of the church and the mitigating measures to be designed into the new building to reduce this to acceptable levels for the nearest adjoining neighbours. These measures are likely to require that a level of 5 db above the background noise level is not exceeded at the boundary closest to the nearest dwelling.
- b) the technical construction details proposed to achieve these mitigating measures including any wall/roof insulation, types of double glazing to relevant windows and the detailing of door openings. Details of any proposed internal and external ventilation and/or air conditioning systems. These works shall thereafter be carried out in accordance with the approved details.

REASON: To ensure that the residential amenity of the adjoining neighbours is safeguarded and to comply with Policy R19 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 24 - Noise and Planning.

Continuation ...

13. Details of any external lighting which is to be fixed to the external surface of the building hereby approved are to be submitted to the Local Planning Authority for approval in writing. The lighting shall be installed in accordance with the approved details. No further lighting shall be added unless without prior approval from the Council.

REASON: To ensure that the residential amenity of the adjoining neighbours is safeguarded and to comply with Policy R20 of the Welwyn Hatfield District Plan 2005 and Planning Policy Statement 1 -Delivering Sustainable Development.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPG2, PPG17 and PPG24 and local development plan policies SD1, GBSP1, GBSP2, M14, D1, D2, D5, CLT14, R19 and R20 of the Welwyn Hatfield District Plan 2005, 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 (2).

INFORMATIVES:

1. This permission does not extend to the erection of any freestanding lighting columns on the application site which will require a separate approval.
2. To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (1) to obtain their permission and requirements.
3. Vehicular parking for site operatives (provision for delivery and storage of materials) clear of the highway should be provided within the application and such provision shall be retained and kept available during construction of the development.
4. Advertisement Consent maybe required for new external signage.

Date: 07/04/2008



Chris Conway
Chief Planning and Environmental Health Officer