



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2008/118/LB

INTERNAL ALTERATIONS

at: GREAT NAST HYDE HOUSE WILKINS GREEN LANE HATFIELD

Agent Name And Address

RUSSELL TAYLOR ARCHITECTS
85 BLACKFRIARS ROAD
LONDON
SE1 8MA

Applicant Name And Address

MR D & MRS K 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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 21/01/2008 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. The development/works shall not be started and completed other than in accordance with the approved plans and details E9096/5 A & E9096/7 A & E9096/19 & 6103/1/5 & 6103/1/2 & 6103/1/3 & 6103/1/4 & P9096 - PN01 REV C & P9096 - PN02 REV C & P9096 - PN03 REV D & 6103/1/1 received and dated 21 January 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be 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.

Continuation ...

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

4. No historic timbers of the existing building shall be cut or removed without the prior inspection and 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

5. Notwithstanding the detail shown on the approved plans the works hereby permitted shall only be implemented following the submission of and approval by the Local Planning Authority of details illustrating: following:

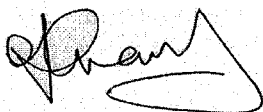
- The fireplaces on the first floor within the study and bedroom 1 being retained as existing.
- The panelling in the back stairs retained as existing. This area is labelled "muntin" wall panelling on the original plans submitted.
- The two Georgian doors on the ground floor are to be retained.
- The "Adam" fireplace would be removed but securely stored on site.

REASON: To ensure that the proposed works do not result in a significant loss of the historic features associated with the dwelling, in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005.

SUMMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against PPG 15 and development plan policies (i.e. the Welwyn Hatfield District Plan 2005 R25), 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.

Date: 10/04/2008



Chris Conway
Chief Planning and Environmental Health Officer