



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

S6/2000/1639/FP

**ERECTION OF DWELLING HOUSE AND RESTORATION OF NYN PARK
ESTATE**

at: NYN PARK, WELL ROAD, NORTHAW, POTTERS BAR

Agent Name And Address

MONTAGU EVANS,
PREMIER HOUSE,
44-48 DOVER STREET,
LONDON
W1S 4AZ

Applicant Name And Address

BESSINGTON INVESTMENTS LTD,

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 19/12/2000 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme for the agreed curtilage of the new dwelling 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.

The scheme approved shall be implemented and completed in all respects by not later than the second 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

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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.

3. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995, the details of any new means of enclosure to be erected within the site or along its boundaries shall be submitted to the Local Planning Authority for its prior approval in writing.

REASON

In the interests of visual amenity.

5. Details of any external lighting to be erected within the site shall be submitted to the Local Planning Authority for its prior written approval.

REASON

To avoid any potential for light pollution, in the interests of visual amenity.

6. Prior to the commencement of development, the proposed routes and site access for construction traffic involved in the erection of the dwelling and the restoration of the landscape shall be submitted to and agreed in writing by the Local Planning Authority and construction traffic shall use only those agreed routes and access.

REASON

In the interest of highway safety and the amenity of neighbouring residential properties.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, no development falling within Classes E or F of Part 1 or Class B of Part 4 of Class A(a) of Part 6 or Class A(a) of Part 7 of Schedule 2 to that Order shall take place without the prior written permission of the Local Planning Authority granted on application.

REASON

To enable the Local Planning Authority to exercise control over the siting and size of any future buildings on the site in the interests of safeguarding the openness of the Green Belt.

Continuation...

Date :

A handwritten signature in black ink, appearing to read "Chris Conway". The signature is stylized with a large, sweeping initial "C" and a long horizontal stroke at the end.

Chris Conway
Chief Planning and Environmental Health Officer

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June Kelly
Head of Development Control

Dianne Western, Director
The Landscape Partnership
Tunnel Wharf
121 Rotherhithe Street
London
SE16 4NF

Reply To: Ben Borthwick at
the address below
Our Ref: S6/2000/1639/FP
Date: 27 September 2006
Direct Tel: 01707 357249
Fax: 01707 357255
Email: b.borthwick@welhat.gov.uk

Dear Ms Western

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Nyn Park, Well Road, Northaw, Hertfordshire

APPROVED DEVELOPMENT: Erection of Dwellinghouse and Restoration of Nyn Park Estate

I hereby approve the following in full discharge of condition numbers **2** and **6** of planning permission S6/2000/1639/FP dated 26 October 2001:

Condition 2: Landscaping scheme for the proposed curtilage of the new dwelling

Condition 6: Proposed routes and site access for construction traffic

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Borthwick', written over a horizontal line.

Ben Borthwick
Principal Development Control Officer



Council Offices, The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE
DX 30075 Welwyn Garden City 1
Tel: 01707 357000
www.welhat.gov.uk



**WELWYN
HATFIELD
COUNCIL**

**June Kelly
Head of Development Control**

Julian Bicknell & Associates
The Annex Studio
32a Larkfield Road
Richmond upon Thames
SURREY
TW9 2PF

Reply To: Ben Borthwick at
the address below
Our Ref: S6/2000/1639/FP
Date: 24 August 2006
Direct Tel: 01707 357249
Fax: 01707 357255
Email: b.borthwick@welhat.gov.uk

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Nyn Park, Well Road, Northaw, Hertfordshire

APPROVED DEVELOPMENT: Erection of Dwellinghouse and Restoration of Nyn Park Estate

I hereby approve the following in full discharge of condition number 3 of planning permission S6/2000/1639/FP dated 26 October 2001:

Condition 3: Details of external materials as per letter from Julian Bicknell & Associates to Welwyn Hatfield Borough Council dated 15 August 2006, together with materials samples submitted.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'B Borthwick'.

Ben Borthwick - Principal Development Control Officer



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