



COPY

WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)

DECISION NOTICE

Town Planning Ref. ~~316~~/0692/90/FP
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACT 1990

Extensions and alterations to farm buildings to form golf clubhouse, including partial demolition, and relocation of listed granary to golf course to provide public rainshelter at Bedwell Park Farm, School Lane, Essendon

To:
The Kirby Adair Partnership
23 Bull Plain
Hertford
Herts SG14 1DX

For:
Hatfield London Country Club L
Bedwell Park Farm
Essendon
Herts AL9 6JA

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 14th August 1990 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 Country Planning Act 1990.

- 2 Before any 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.

- 3 Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

REASON

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.



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- 4 There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted and approved by the Local Planning Authority in writing.

REASON

To ensure the maintenance of a satisfactory visual appearance of the site.

- 5 The new golf clubhouse and ancillary golf facilities hereby permitted shall not be brought into use until the car parking provision approved under Ref: C6/0135/87 has been provided in full and marked out on the site and thereafter that car parking provision shall be retained and kept available for those purposes permanently thereafter.

REASON

To ensure that adequate car parking facilities are available within the site, so as to avoid on-street car parking on highways nearby which would be to the detriment of highway safety.

- 6 The new golf clubhouse and ancillary golf facilities hereby permitted shall only be used in association with and ancillary to the existing golf course at Bedwell Park and to the golf course permitted under Ref: C6/0135/87 at Bedwell Park Farm and shall at no time be used for other independent commercial, business or leisure purposes in the future.

REASON

Because the site is in the Metropolitan Green Belt, where development here would not normally be permitted unless it is in association with the existing golf course or with a use appropriate to a rural area, as set out in policy GB2 of the Deposited Welwyn Hatfield Draft District Plan.

- 7 No alterations to the external elevations of the existing Listed Buildings on the site, or the extensions to those Listed Buildings hereby permitted shall be carried out in future without the prior written approval of the Local Planning Authority.



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REASON

To ensure that the rural, and agricultural character, and visual amenities of this important group of Listed Buildings is maintained.

- 8 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.

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.

- 9 Full details of:
- i) any proposed external illumination or floodlighting around or on the building
 - ii) the final surface treatment of roads, or patios around the buildings
 - iii) the exact siting of the relocated granary onto the golf course



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shall be submitted to, and approved in writing by the Local Planning Authority before any of these works are commenced on site.

REASON

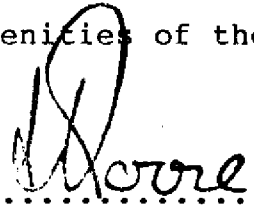
In order to ensure that the rural character and visual amenities of this important group of Listed Buildings is maintained.

- 10 Only those buildings shown to be demolished on Drawing Ref KEY PLAN - EXISTING REV 'A' and no other buildings, shall be demolished and removed from the site, prior to any works to implement this permission being commenced.

REASON

In the interests of maintaining the visual amenities of the locality.

Date :9th April 1991

Signed: 

Tony Moore

Director of Environmental & Planning Services