



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/907/FP

CHANGE OF USE FROM A3 TO A1(RETAIL)

at: THE GATE HOUSE COMET WAY HATFIELD

Agent Name And Address

MR J LEE
GHOST
1ST FLOOR
8A WEST SMITHFIELD
LONDON
EC1A 9JR

Applicant Name And Address

MR P VUJASEVIC
PLV ENTERPRISES
KFC
9/11 FROGMOOR
HIGH WYCOMBE
HP13 5DG

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 10/06/2008 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 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: drawing number A7.1 (proposed elevations), drawing number S2.2 (survey elevations), drawing number A2.1 (proposed ground floor), drawing number S2.1 (survey ground floor), drawing number S2.3 (survey block plan) and drawing number OS-01 (OS site map), received and dated the 10th June 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. Prior to the commencement of the development hereby granted, details of the location and design of the refuse bin and recycling materials storage areas shall be submitted to and approved by the Local Planning Authority. These stores shall then be provided prior to the occupation of the Gatehouse.

REASON: To protect the character and setting of the listed building.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against the East of England Plan 2008 and development plan policies R26, HATAER2, TCR2, D2 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 (see Officer's report which can be inspected at these offices).

INFORMATIVE:

Drawing number A7.1 (proposed elevations) shows an indicative sign on external elevation of the Gatehouse. The plan states that this sign will comprise of pin mounted letters, which will be externally illuminated using trough lit illumination. The plan also confirms that the signage details will be confirmed by the future operator. Applications will therefore need to be submitted by the applicant for advertisement consent and listed building consent at a later date. These applications will need to demonstrate that the proposed signage is in keeping with the 1930s Art Deco style of the listed Gatehouse building and should respect the character and setting of the building.

In addition to this, any future works materially altering the character and/ or appearance of the Gatehouse will also require planning permission and listed building consent.

Date: 01/08/2008



Chris Conway
Chief Planning and Environmental Health Officer