



TOWN AND COUNTRY PLANNING ACT 1990  
**PLANNING DECISION NOTICE – PERMISSION**

**S6/2008/1260/FP**

**CHANGE OF USE FROM A1(RETAIL) TO A2 (BETTING OFFICE)**

**at: 6 PARKHOUSE COURT HATFIELD**

**Agent Name And Address**

RICHARD RAPER PLANNING LTD  
82A OTLEY ROAD  
HEADINGLEY  
LEEDS  
LS6 4BA

**Applicant Name And Address**

LADBROKES PLC  
225-227 HIGH STREET  
ERDINGTON  
B23 6SS

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 22/07/2008 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. Development should be carried out in accordance with approved plans/details Site Plan G2120 and the Proposed Layout Plan HAT/02) received and dated 22 July 2008.

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. Details, including acoustic specifications, of all external plant and equipment, including extraction and air conditioning units, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Any measures required by the Local Planning Authority to reduce noise from the plant or equipment shall be completed prior to the plant being brought into use and retained thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

4. Unless otherwise agreed in writing by the Local Planning Authority, the use of the premises for the purposes hereby permitted shall operate only between the hours of 9am and 10pm Mondays to Sundays.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

**REASON FOR APPROVAL**

The proposal has been considered against development plan policy HATAER2 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).

**INFORMATIVES**

Please be aware that you are also required to submit applications to the Council for both the shopfront and signage at this unit, and that any future development will need to be in keeping with the character and design of the District Centre.

**Date:** 12/09/2008



Chris Conway  
Chief Planning and Environmental Health Officer