



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/1879/FP

CHANGE OF USE OF EXISTING STORE ROOM AND FUNCTION ROOM TO RESTAURANT (A3) TO BE USED IN CONJUNCTION WITH EXISTING PUBLIC HOUSE TO CREATE MIXED USED A3/A4

at: THE SUN INN JUDGE'S HILL NORTHAW POTTERS BAR

Agent Name And Address

HERTFORD PLANNING SERVICE
WESTGATE HOUSE
37-41 CASTLE STREET
HERTFORD
SG141HH

Applicant Name And Address

MR O SMITH
50 WINDSOR ROAD
LONDON
N13 5PR

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 03/10/2008 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 9150-P002 received and dated 03/10/08 & 9150/P/001 Rev A & 9150-P003 & 9150-S-002 received and dated 21/11/08 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 sound reproduction or amplification equipment (including public address systems, loudspeakers, etc) which is audible at the application site boundary shall be installed in the 'restaurant' area as annotated on approved drawing 9150/P/001 Rev A (Received and dated 21/11/08) without the written prior consent of the Local Planning Authority.

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

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4. All areas for parking and storage of delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

REASON: In the interest of highway safety and free and safe flow of traffic and to comply with PPG13.

5. On site parking shall be provided for the use of all contractors, sub-contractors and delivery vehicles engage on or having business on the site in accordance with details to be agreed in writing with the Local Planning Authority before the commencement of site works. The parking area shall remain until building and clearance work have been completed.

REASON: To ensure that no obstruction to the public highway occurs during the construction period and to comply with PPG13.

6. Notwithstanding the details shown on approved drawing number 9150-P003 (date stamped 21/11/08), prior to the commencement of works, further details are to be submitted to show the extent of the proposed work in regards to the upgrade of the single storey building to comply with the energy efficiency requirements of policy R3 and the acoustic requirements given in policy R19 of the adopted Welwyn Hatfield District Plan 2005. No use of the single storey building shall take place until the approved scheme has been completed and written confirmation of approval has been received from the local planning authority. Thereafter, the sound insulation measures shall not be changed without the prior written agreement of the local planning authority.

REASON: To ensure that the approved use as a restaurant will not result in an unacceptable level of noise impacting on the residential amenity of adjoining neighbours and that the energy efficiency of the existing structure is improved to an acceptable level and to comply with the requirements of Policies R3 & R19 of the adopted Welwyn Hatfield District Plan 2005.

7. No development (including demolition) shall commence until wheel-cleaning apparatus have been provided in accordance with details to be submitted to and approved in writing by the local planning authority, and which shall be maintained and operated washing the wheels of all vehicles prior to them leaving the site during construction of the development hereby approved.

REASON: In order to ensure that the wheels of the vehicles are cleaned before leaving the site in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPG4 & PPG13 and PPG15 East of England Plan 2008 Policies SS1, SS2, ENV6 & T14 and local development plan policies SD1, GBSP1, R3, R5, R19, M14, D1, D2, D9, RA17 & EMP8 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).

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INFORMATIVE:

This planning application is to be implemented in conjunction with the planning conditions imposed with the Listed Building Consent Approval granted by application S6/2008/1880/LB.

Date: 28/11/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer