



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2008/2104/FP

ERECTION OF THREE STOREY EXTENSION TO ACCOMMODATE THIRTY BEDROOMS

**at: STANBOROUGH BEEFEATER AND TRAVEL INN STANBOROUGH ROAD
WELWYN GARDEN CITY**

Agent Name And Address

DEBBIE JONES
CLIFF WALSINGHAM & COMPANY
BOURNE HOUSE
BOURNE END
CORES END ROAD
BUCKINGHAMSHIRE
SL8 5AR

Applicant Name And Address

THE WHITBREAD GROUP
WHITBREAD COURT
HOUGHTON HALL BUSINESS PARK
DUNSTABLE
LU5 5XE

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 06/11/2008 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: 2587/P12 & 2587/P13 & 2587/P14 & site location plan received and dated 06 November 2008 & 2587/P10 & 2587/P11 received and dated 30 December 2009 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 development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

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4. The building(s) hereby approved shall not be occupied until the roads and footpaths associated with the building(s) have been constructed and surfaced in accordance with details which have been submitted to and agreed in writing by the Local Planning Authority and to the specification of the highway authority.

REASON: In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

5. Prior to the commencement of development a detailed site waste management plan shall be submitted to and agreed in writing by the Local Planning Authority. Subsequently the approved scheme shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure sufficient waste management on the site in accordance with policies R5 of the Welwyn Hatfield District Plan 2005 and waste policies 3, 7, 8 and 11 of the Hertfordshire County Council Waste Local Policy 1999.

6. The development hereby permitted shall not commence until details indicating the drainage works exact position and course, manufacturer's specifications, type and discharge of final effluent are submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved scheme shall be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the surrounding environment from pollution in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005

7. The cycle parking provision shall be provided in accordance with the requirements of the Welwyn Hatfield District Plan Review Supplementary Planning Guidance, Parking Standards 2004, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. Subsequently the cycle parking shall be provided in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of cycle parking provision in accordance with Policy M6 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement 1, Planning Policy Guidance 13, Planning Policy Statement 24, Hertfordshire Waste Local Policy 1999 waste policy 3, waste policy 7, waste policy 8 and waste policy 11, East of England Plan policies WAT1, WM1, SS1 and T14 and development plan policies SD1, GBSP2, R3, R17, M5, D1, D2, D5, D8, M1, M2, M4, M6, M14, CLT6 and IM2 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

1. The applicant is advised that no development (including demolition) should commence until wheel-cleaning apparatus to prevent the deposit of debris, mud etc on the highway has been agreed with the Highway Authority. Hertfordshire County Council Transport Planning and Policy can be contacted on 01727816025.

Date: 31/12/2008

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

Chris Conway
Chief Planning and Environmental Health Officer