

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

**S6/2009/431/FP**

**CONVERSION OF FORMER RESOURCE CENTRE INTO 1, 2 BED 1, 3 BED AND 1, 4 BED DWELLING HOUSES. DEMOLITION OF SIDE EXTENSIONS, INTERNAL ALTERATIONS AND ASSOCIATED PARKING AND LANDSCAPING**

**at: 7-15 PARK STREET HATFIELD**

**Agent Name And Address**

WASTELL & PORTER ARCHITECTS  
SUITE 5 BANCROFT HOUSE  
34 BANCROFT  
HITCHIN  
SG5 1LA

**Applicant Name And Address**

WELWYN HATFIELD BOROUGH  
COUNCIL  
COUNCIL OFFICE  
THE CAMPUS  
WELWYN GARDEN CITY  
AL8 6AE

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 01/04/2009 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 PL02a & 01 & PL01a received and dated 2 March 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

## Continuation ...

4. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

b) means of enclosure and boundary treatments

e) hard surfacing, other hard landscape features and materials

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005

5. 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

6. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13 Transport

7. Notwithstanding the detail on the approved plans the entrance gates shall be set back a minimum of 6.0m from the edge of carriageway and shall open inwards into the site.

REASON: In the interest of highway safety so that a vehicle may be parked within the cartilage of the site without obstructing the public highway. In the

8. No unbound material shall be used on the proposed access within 20 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development and implemented in accordance with those details

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

## Continuation ...

9. All areas for parking and storage and 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 in accordance with Planning Policy Guidance Note 13 Transport.

10. No demolition or development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

REASON: To enable the inspection for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with PPG16 and Policy R29 of the Welwyn Hatfield District Plan 2005.

11. Prior to the commencement of the development hereby approved, details shall be submitted for approval in writing by the Local Planning Authority of the gates and boundary treatments proposed. Subsequently the approved details shall be implemented and not altered without prior written approval by the Local Planning Authority.

REASON: In the interests of the visual amenity and to preserve the character and setting of the listed buildings in accordance with PPS1 and PPG15 and policy ENV6 of the East of England Plan 2008.

## REASONS FOR APPROVAL

The proposal has been considered against National Plan Policy PPS1, PPS3, PPG13, PPG14, PPG15 and PPG16 and development plan policies (i.e. East of England Plan 2008 SS1, SS2, T7, T8, T9, T14, ENV6 and ENV7 & Welwyn Hatfield District Plan 2005 SD1, GBSP2, R3, R29, M14, D1, D2, D3, D4, D8, H2, H5 and H10), 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

The planning authority has determined the application on the basis of the information available to it, but this does not warrant or indicate that the application site is safe or stable or suitable for development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

**Date:** 14/05/2009



Tracy Harvey  
Head of Development Control