



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING DECISION NOTICE – CONSENT

S6/2009/444/LB

**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 OFFICES
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 **GRANTS** listed building consent to the works described above and 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 works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details PLO2A & 01 & PL01a received and dated 2nd 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.

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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

4. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing building or structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the Local Planning Authority.

REASON: To ensure that the special architectural & historic interest, character & appearance of the building are properly maintained, in accordance with PPG 15 & standard conservation good practice.

5. None of the components, members or elements comprising the structural timber frame & fabric – including the infill panel material, stave or wattle & daub or brick, stone & plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed- other than those parts specifically identified within the submitted detailed annotated working drawings & precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual conservation good practice & forming part of the agreed specification, method statement & approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

REASON: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPG 15 & standard conservation good practice.

6. Rainwater goods including gutters, downpipes & rainwater heads & any associated fittings, fixings or gratings. All rainwater goods shall be cast iron. As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are not acceptable.

REASON: To ensure that the special architectural & historic interest, character, appearance & integrity of the listed building or other historic building is properly maintained & to accord with PPG 15 & standard conservation good practice.

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7. Prior to any building works or repairs being first commenced, a full & detailed, precise specification of all proposed materials (e.g. type & origin/ manufacturer & mix of lime & sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, timber or wood); method statement, clearly explaining the sequence of the proposed works & how the approach accords with usual conservation good practice; & an itemised schedule of works (describing fully all repairs, re-instatements & replacement works) & agreed making good, shall be submitted to, & approved in writing by the Local Planning Authority.

REASON: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPG 15 & standard conservation good practice.

8. Prior to any building works being first commenced, detailed drawings of all proposed new &/ or replacement doors & windows, together with a detailed specification of the materials, construction & finishes, shall be submitted to & approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars , frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch & sill detail.

REASON: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPG 15 & standard conservation good practice.

REASONS FOR APPROVAL

The proposal has been considered against National Plan Policy PPG15 and development plan policies (i.e. East of England Plan 2008 ENV6 & 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).

Date: 18/08/2009



Tracy Harvey
Head of Development Control