

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/1479/FP

RELOCATION OF MAIN ENTRANCE TO FRONT ELEVATION WITH EXTERNAL SEATING AND AWNING

at: THE COCK O' THE NORTH GREAT NORTH ROAD BROOKMANS PARK HATFIELD

Carriage Return

Agent Name And Address

MISS RUTH ROGERS
JOHN ROGERS DESIGN
THE BIGHT
SEA ESPLANADE
HERNE BAY
CT6 8EP

Applicant Name And Address

McMULLENS & SONS
THE HERTFORD BREWERY
26 OLD CROSS
SG14 1RD

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 18/08/2009 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 MMS/09/01/09 & MMS/09/01/P02 received and dated 18th August 2009 & MMS/09/01/P08 Revision A received and dated 25 September 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 colour and material to be used in the tensioned awning on the front elevation 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

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amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, East of England Plan 2008 and development plan policies SD1, GBSP1, D1, D2 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).

Date: 05/10/2009

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal line extending to the right.

Tracy Harvey
Head of Development Control