



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/1877/FP

DEMOLITION OF FARM COTTAGES (2 DWELLINGS) ADJACENT TO CLUB HOUSE AND BARN ADJACENT TO PULHAM HOUSE. ERECTION OF DETACHED HOUSE AND DOUBLE GARAGE ADJACENT TO PULHAM HOUSE ON EXISTING BARN SITE WITHIN GOLF COURSE

at: HATFIELD LONDON COUNTRY CLUB CUCUMBER LANE ESSENDON HATFIELD

Agent Name And Address

MRS GAENOR PARRY
BARKER PARRY TOWN PLANNING LTD
33 BANCROFT
HITCHIN
SG5 1LA

Applicant Name And Address

TOKYO LEISURE DEVELOPMENT CO
LTD
C/O AGENT

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 09/09/2009 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 PL001 & PL002 & PL003 & PL004 & PL005 & PL006 & PL007 received and dated 9th 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 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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class A of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and visual amenity and openness of the Green Belt in accordance with PPG2.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class B of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and visual amenity and openness of the Green Belt in accordance with PPG2.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class E of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and visual amenity and openness of the Green Belt in accordance with PPG2.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no fences, gates or walls shall be constructed within the site or on the site boundaries, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and impact on the protected trees in accordance with policy R17 of the Welwyn Hatfield District Plan 2005.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no garage[s] shall be converted to another use, unless

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permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and visual amenity and openness of the Green Belt in accordance with PPG2.

9. 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:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure and boundary treatments
- e) hard surfacing, other hard landscape features and materials
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs

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

10. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

11. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans

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and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree, shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837 (2005) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials shall be removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition retained tree or shrub means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

12. No development shall take place on the site [within the area indicated on the attached plan] until the applicant, or their agents or 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 by the applicant to and approved by the Local Planning Authority in writing.

REASON: To enable the inspection of the site by qualified persons 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

13. The proposed materials for the hardsurfacing of the driveway and patio areas shall be of a permeable surface, details of which shall be submitted to and approved in writing, prior to the commencement of development, by the Local Planning Authority. Subsequently these materials shall be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the sustainability of the site and in accordance with policy SD1 of the Welwyn Hatfield District Plan 2005.

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14 Prior to the commencement of development, detailed plans of the proposed photovoltaic's / solar panels shall be submitted to the Local Planning Authority for approval in writing. Subsequently these materials shall be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the sustainability of the site and in accordance with policy SD1 and R3 of the Welwyn Hatfield District Plan 2005.

15. All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within Root Protection Areas, this will include hand excavation of all post holes, and the lining of any post holes with a non porous membrane

REASON: To ensure the ongoing health of existing trees on site and to stop leaches from the concrete damaging the tree roots. In the interests of the amenity of the area and in accordance with policy D8 and R17 of the Welwyn Hatfield District Plan 2005.

16. No demolition works shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect breeding birds in accordance with the Wildlife and Countryside Act 1981 (As amended) and PPS9.

17. Demolition must not start on Farm Cottages until comprehensive bat emergence surveys have been completed and a Mitigation Strategy, Method Statement and Works Schedule drawn up and submitted to the Local Planning Authority for approval. The works shall then be implemented in accordance with the approved details. All works affecting bat roost sites must only be carried out in the presence of a licensed bat consultant.

REASON: To protect bats and their roosts in accordance with the Wildlife and Countryside Act 1981 (As amended) and PPS9.

18. The Atcost Barn, located within the curtilage of the proposed dwelling site, shall be demolished prior to the commencement of works for the replacement dwelling. All materials, not being recycled within the site shall be removed within 2 months of completion of the dwelling and prior to the implementation of the landscaping.

REASON: In the interests of the amenity of the area and Green Belt location in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and PPG2.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS 1, PPG2, PPS 7, PPS 9, PPG 13, PPG 15 and PPG 16; East of England Plan 2008 policies SS1, T14, ENV2, ENV3, ENV6 and ENV7 and development plan policies SD1, GBSP1, R3, R5, R11, R17, R28, M14, D1, D2, D4, D5, D6, D7, D8, H3, IM2, RA4, RA10 and

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RA25 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).

INFORMATIVES:

1. The applicant is advised that Hertfordshire County Council Archaeology section is able to provide guidance regarding a design brief detailing the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the necessary works.
2. The development will involve the numbering of properties and naming new streets. The applicant MUST contact WHBC Transportation (Cathy Wilkins 01707 357558 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. Work must not start until a Habitat Regulation License has been applied for and obtained from Natural England.

Date: 02/11/2009



Tracy Harvey
Head of Development Control