



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2011/0371/S73B

Erection of single storey and first floor rear extensions (Time Extension to Planning Permission S6/2007/1846/FP)

at: Midcote 18 Fore Street HATFIELD

Agent Name And Address

Roger Carter
47 The Ryde
HATFIELD
AL9 5DQ

Applicant Name And Address

Mrs C Prescott
24 Travellers Rest
22-24 Church Street
HATFIELD
AL9 5AW

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 01/03/2011 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 (1)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 957/01 & 947/02 & 947/04 rev b & 947/05 received and dated 17th December 2007 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.

PRE-DEVELOPMENT

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 GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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4. The brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with Planning Policy Statement 5: Planning and the Historic Environment.

5. All rainwater goods to the building hereby permitted shall be black, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with Planning Policy Statement 5: Planning and the Historic Environment and Policy ENV6 of the East of England Plan 2008.

6. No development shall take place until a structural design certificate, completed and signed by a Chartered Engineer, and a scheme to deal with existing ground conditions has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall certify that appropriate site investigations have been carried out at the site. The scheme shall include an investigation and assessment to identify those precautions or measures deemed to be required in the design and construction of the proposed development in order to minimise any danger which might arise as a result of ground conditions.

REASON: To ascertain the stability of the site and to determine the structural suitability of the development thereon in view of prevailing ground conditions in accordance with PPG14: Development on Unstable Ground.

7. The scheme as approved in Condition 6 above shall be fully incorporated in the design and construction of the proposed development.

REASON: To ensure that no development is undertaken which may be prejudiced by existing ground conditions in accordance with PPG14: Development on Unstable Ground.

8. 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 to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved programme unless otherwise agreed in writing by the Local Planning Authority.

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 Policy R29 of the Welwyn Hatfield District Plan 2005

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REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPS5, PPG14, East of England Plan 2008 policies SS1, ENV6, ENV7 and development plan policies SD1, GBSP2, R3, D1, D2, D8, M14, R29 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the development plan (2).

INFORMATIVE

1. 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 the 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: 26/04/2011



Tracy Harvey
Head of Development Control