



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2011/0743/FP

Demolition of existing modular classroom and replacement modular classrooms for a temporary five year period

at: Queenswood School Shepherds Way Brookmans Park

Agent Name And Address

Mr M Wilson
Vincent & Goring
Sterling Court
Norton Road
STEVENAGE
SG1 2YJ

Applicant Name And Address

Queenswood School
Shepherds Way
Brookmans Park
Herts
AL9 6NS

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 13/04/2011 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 (As amended).

2. This permission is for a limited period only expiring on 8th June 2016 and the building hereby permitted shall be removed and the land restored to its former condition on or before that date.

REASON: The proposed development is required as a temporary building to enable approved developments within the site to take place. Once the approved works have been carried out the site should be restored to prevent a permanent impact upon the Green Belt and allow the site to meet the objectives of the sites Master Plan and the requirements of Policy RA5 of the Welwyn Hatfield District Plan 2005.

3. The development/works shall not be started and completed other than in accordance with the approved plans and details: A-16-001 & A-05-001 & A-01-001 & A-00-010 received and dated 13 April 2011 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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POST-DEVELOPMENT

4. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the details illustrated within the application forms and plans hereby approved unless otherwise approved in writing by 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.

5. (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 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 development and the erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with Arboricultural Report (22nd March 2011) submitted with this application 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 have been 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 buildings removal in accordance with condition 5.

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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS 1, PPG 2, PPS 9, East of England Plan 2008 policies SS1, SS2, ENV2, ENV3, ENV5, ENV7 and development plan policies SD1, GBSP1, R3, R11, R17, D1, D2, D8, D9, CLT7, RA5, RA6, RA10 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 (see Officer's report which can be inspected at these offices).

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Date: 08/06/2011

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Development Control