



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

S6/2011/2092/CA

Demolition of existing shopping parade building with 7 maisonettes above including retaining wall structures

at: Salisbury Square HATFIELD

Carriage Return

Agent Name And Address

Mr Paul Atton
JB Planning Associates Ltd
Chells Manor
Chells Lane
STEVENAGE
SG2 7AA

Applicant Name And Address

Mr A Downs
Gascoyne Cecil Estates
The Melon Ground
Carters Row
Hatfield Park Estate
HATFIELD
AL9 5NB

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** conservation area consent to the demolition works described above and proposed by you in your application received with sufficient particulars on 28/09/2011 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. The development/works shall not be started and completed other than in accordance with the approved plans and details: 789-010K & 789-020E & 789-110E & 789-111D & 789-112C & 789-113C & 789-114C & 789-115B & 789-140A & 789-150 & 789-151 & 789-152 & 789-153 & 789-155B & 789-156A & 789-157A & 789-158A & 789-159A received and dated 28 September 2011 & 789-109P & 789-120C & 789-130E received and dated 1 December 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.

Continuation ...

PRE-DEVELOPMENT

3. Demolition of the building shall not take place until a contract for the carrying out of works of demolition and redevelopment has been made and confirmed. Details of the contract for the redevelopment shall be submitted to and accepted in writing by the Local Planning Authority prior to the commencement of those works.

REASON: To protect the character and appearance of the area prior to the commencement of any future development in accordance with PPS1 and PPS5 and ENV6.

4. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- i. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
- ii. The programme for post investigation assessment
- iii. Provision to be made for analysis of the site investigation and recording
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v. Provision to be made for archive deposition of the analysis and records of the site investigation
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment, Policy ENV6 of the East of England Plan 2008 and Policy R29 of the Welwyn Hatfield District Plan 2005.

5. The building shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 above and the provision made for analysis,

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Planning Policy Statement 5: Planning and the Historic Environment and policy ENV6 of the East of England Plan 2008

6. The area of hanging tiles at the eastern end of the south-facing aspects of Units 5A and 6A will be removed by hand in the presence of a licensed bat ecologist.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with

Continuation ...

PPS9 Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

7. No demolition works shall be carried out on Units 5A and 6A between the 1st October and 28th February inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with PPS9 Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

8. No demolition or vegetation clearance works shall be carried out on site between the 1st March - 1st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect wintering, roosting, feeding, resting, breeding birds in accordance with the Wildlife and Countryside Act 1981 (As amended) and Policy ENV3 of the East of England Plan 2008 and Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPS5, PPS9 and the East of England Plan ENV6 and policies D1, D2 and R29 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: **01/03/2012**



Tracy Harvey
Head of Planning