

FILE REFERENCE SHEET

APPLICATION NO.: S6/0436/94/FP  
 EXPIRES: 11th August 1994  
 CASE OFFICER: Matthew Wood  
 LOCATION: 44 Fore Street, Hatfield

PARISH: HAT

~~DEL~~/DEL

PROPOSAL: Change of use from ground floor office to residential/formation of one single dwelling house

CONSULTATIONS:

C-CODE	SENT	RECD	SENT	RECD	SENT	NO.	RECD
CPO	:		HOUSING	:	NEIGHBOURS:	29/6	
COS	:		HIGHWAYS	:	CHECKED	:	
TWA	:		DRAINAGE	:	SITE VISIT:	15/7	
NRA	:		SOLICITOR:		+ Abdul Rabbil S. Noor 15/7		
EAG	:		FORESTRY	:			
EE1	:		HBPT	:			
MAF	:		ADJ. AUTH:				
ENG	:		PARISH	:			
	:		AMENITY	:			
ENV STRATEGY OFFICER				:			

CON NO.	SC NO.	RECOMMENDATION:	APPROVE/
①	SC02	Time Limit Full Permission - Listed Buildings	
	0436A	Reason	
②		The consent hereby approved relates solely to change of use. Any physical alteration to the property shall be the subject of a separate application for Listed Building Consent to the L.P.A.	
		Reason	
		In order to protect the character and appearance of the listed Building and <del>to</del> in order to comply with the listed Buildings Act 1990.	

DATE CLEARED BY: PDCO/MC 8/8/94. ADEPS *[Signature]*

Cond No	SC No.	<u>The Site</u>
		<p>Existing Solicitors Office in Old Hatfield currently divided to provide a reception area at the front, with the actual solicitors office to the rear. The premises have a large plate glass <del>the</del> windows with orangey-red brick stall-risers. Above ground floor <del>and</del> the property <del>above</del> <del>the</del> is in original condition, being residential.</p>
		<p><u>The Proposal</u></p> <p>The Agents selling the property have indicated that they have a client interested in converting the property to a single residential unit and as such wish to establish the principle of the change of use. The applicant would then consider purchase of the property and submit an application for Listed Building Consent as appropriate.</p>
		<p><u>Discussion</u></p> <p>The Requirement for Listed Building Consent for alterations has been stressed to the applicants in writing. Ultimately removal of the shop front would enhance the Conservation Area and Listed Building. There are <del>no</del> policies directly resisting such a change of use in the District Plan although policy RS9 indicates that the retention of retail floor space. However,</p>

the premises are in per A2 use and bearing in mind the long term interests of the listed building the proposal is considered acceptable.