



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref N°

S6/0815/97/FP

TOWN AND COUNTRY PLANNING ACT 1990

Demolition of 3 No. dwelling houses and agricultural buildings, conversion of coach house and barns to 3 No. residential units, construction of 3 No. dwelling houses, and car parking.

at: Queenswood Home Farm, Shepherds Way, Brookmans Park, Hatfield

To:

Peter Newson Associates,
The Old Reading Room, 32 High Road, Essendon, Hatfield,
Herts AL9 6HW

For:

Sussex Land Holdings 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 23rd September 1997 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

3. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-



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- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

REASON

To enhance the visual appearance of the development.

4. The landscaping scheme approved as part of this consent shall be implemented and completed in all respects by no later than the planting season following completion of the development unless a longer period is specifically authorised by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from 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.

REASON

In order to enhance the appearance of the development.

5. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.



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REASON

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C, D, & E of Schedule 2 of that Order shall not apply to any dwelling constructed as part of this permission.

REASON

To enable the Local Planning Authority to retain control over the impact of any future development on the Green Belt.

7. Prior to the commencement of the development hereby permitted, details of all enclosures to be constructed as part of the development shall be submitted to and approved in writing by the Local Planning Authority and all work shall be carried out in accordance with these approved details.

REASON

To ensure that any enclosures erected do not have a detrimental impact on the character of the Green Belt.

Date : 13th March 1998

Signed:
Chief Planning Officer