



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)

DECISION NOTICE

Ref N°

N6/0338/94/FP

TOWN AND COUNTRY PLANNING ACT 1990

Demolition of existing garages, and erection of 12 No. flats in two blocks, and 11 No. elderly persons bungalows, car parking, landscaping, and alterations to highway

at: Land off Stanborough Close and Stanborough Road, Welwyn Garden City

To:

Vincent & Gorbing Assoc.,
Stirling Court, Norton Road, Stevenage, Herts SG1 2JY

For:

Paddington Churches
Housing Association, Oaklands House, Old Oak, Common
Lane, London NW10 6DU

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 12th May 1994 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. Notwithstanding the landscaping plan Numbered 10113/03A, 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:-
 - (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.



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Ref N°

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continued

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.

3. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the prior written consent of the Local Planning Authority.

REASON

To ensure that existing trees shown to be retained, are safeguarded during building operations.

4. 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.



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Ref N°

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continued

5. No windows shall be installed in the first floor side elevations of the flats development hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON

To maintain the privacy of the adjacent residential properties.

6. The parking, turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

7. Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

REASON

To ensure that the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.

8. Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

REASON



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continued

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C, D, E, F, H and Part 2, Class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

In order that the Local Planning Authority can consider the effect of such developments on the character and appearance of this part of the Conservation Area, and in particular, on the trees along the boundaries of the site.

10. The 11 No. elderly person bungalows forming part of the development hereby permitted shall be occupied by at least one person who is over the statutory age of retirement (including a widow or widower of such a person), at all times in the future.

REASON

Because the development has been designed to meet the needs of the elderly with a car parking provision and garden amenity areas which reflect the needs of the elderly, and which would not be appropriate if the bungalows were occupied by families or without any such occupancy restrictions.

11. The development shall not be brought into use until the proposed access has been constructed and the footway/verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

REASON

In the interests of highway safety.



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Ref N°

N6/0338/94/FP

continued

12. Concurrent with the construction of the access, visibility splays of 4.5 x 90 metres shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 0.6m and 2.0m above carriageway level.

REASON

In the interests of highway safety.

13. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided within the curtilage of the site.

REASON

In the interests of highway safety.

14. The access width shall be 4.8 metres and the kerb radii shall be 10.5 metres which shall include pram crossings.

REASON


In the interests of highway safety.

15. There shall only be one point of access onto the County road.

REASON

In the interests of highway safety.

Date : 29th September 1994

Signed: 
Chief Planning Officer