



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/2763/FP

Change of use from B1a office to C3 residential, and alterations to building to form 5 apartments, plus ancillary works

at: Willow House 18 Salisbury Square Hatfield

Carriage Return

Agent Name And Address

Mr T Waller
JB Planning Associates Ltd
Chells Manor
Stevenage
Chells Lane
SG2 7AA

Applicant Name And Address

Mr D White
Willow House
18 Salisbury Square
Hatfield
AL9 5BE

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 24/12/2014 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: Site Location Plan (1:1250) 1308/01 & 16_226_PL01 & 16_226_PL02 & 16_226_PL03 & 16_226_PL04 & 16_226_PL05 & 16_226_PL06 & 16_226_PL07 & 16_226_PL08 & 16_226_PL09 & 16_226_PL11 & 16_226_PL12 received and dated 24 December 2014 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.

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall

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not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. The brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building. Subsequently, the bonding shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework

5. Notwithstanding the details on the approved plans showing the cycle store, details of their location, design and specification to serve the residential units shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the approved cycle store shall be made available for use prior to the first occupation of the units and the development shall not be occupied other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: The location of the cycle store as currently shown on the drawings is likely to result in a loss of amenity to the occupiers of the adjoining occupiers due to the location of the cycle store relative to ground floor windows, to protect the residential amenity of adjoining and future occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

6. The development hereby permitted shall be used for Class C3 dwellinghouse[s] only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class I of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority.

REASON: The Article 4 Direction covering Hatfield removes the Class I permitted development rights to move from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4 (Houses in Multiple Occupation) and to enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 1995 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

7. The bin store's location as shown on drawing 16_226/PL04 shall be retained in this location unless otherwise approved in writing by the Local Planning Authority. The store shall provide 1 x 1100 litre container for household refuse and, if recycling facilities are to be provided 1 x mini recycling centre shall be provided.

REASON: In the interests of the amenity of the area and to ensure appropriate facilities are provided for future occupiers of the development hereby permitted in accordance

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with Policies R5 and D1 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

INFORMATIVES

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Hertfordshire County Council for works to kerbs, Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The development will involve the numbering of properties and naming new streets. The applicant **MUST** contact WHBC Transportation (Cathy Wilkins 01707 357558 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
4. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Date: 16/03/2015

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A handwritten signature in black ink, appearing to read 'CHaigh', enclosed within a thin black rectangular border.

Colin Haigh
Head of Planning