



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 01707)

DECISION NOTICE

Ref N°

S6/0462/95/FP

TOWN AND COUNTRY PLANNING ACT 1990

Formation of new covered mall and infill of space under UCI
Cinema with new restaurant and amusement centre

at: Unit 131, The Galleria, Comet Way, Hatfield

To:

Leslie Jones Architects, Westcott House, 35 Portland
Place, London

For:

Lansfastigheter Property BV, P O Box 87803, 2508 The
Hague, Netherlands

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 June 1995
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. The footway/cycleway across the site between St Albans Road
West and Comet Way subway must be retained and accessible to
the public at all times in the future.

REASON

To ensure that pedestrian and cycle access across the site
is available for public use at all times.

3. Except where special provision has been made in the
technical design or as agreed in writing by the Local
Planning Authority
after consultation with the Department of Transport:
 - a) No buildings erected on the tunnel structure shall
have an applied loading greater than 13 Kn/M2 or
shall be more than 2 storeys high; and
 - b) No materials stored on the tunnel structure shall
exceed an applied loading greater than 13 Kn/M2.



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continued

REASON

Required by the Secretary of State for the Environment in granting outline permission for the Scheme, to ensure that the development does not prejudice the structural integrity and safety of the tunnel and its users.

4. No explosive or inflammable materials including petrol shall be stored on or within 3 metres of the tunnel structure.

REASON

Required by the Secretary of State for the Environment in granting outline permission for the Scheme, to ensure that the development does not prejudice the structural integrity and safety of the tunnel and its users.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 3, Class C of schedule 2 to that Order shall not apply to this approved use.

REASON

To allow the Local Planning Authority to retain control over any subsequent change of use to ensure that the new Use is appropriate to the leisure mix of this part of the Galleria development.

6. The restaurant and amusement centre hereby approved shall not be open between 12 midnight and 8am on any day.

REASON

To safeguard the amenities of nearby residents

Date: 21st June 1996

Signed:
Chief Planning Officer