

PCD/41

Welwyn Hatfield District Council

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

DECISION NOTICE

Town Planning Ref. No: S6/0971/86/FP
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Change of use from institutional to residential to form 4 dwellings and erection of five dwellings with garages.
Northaw Place, Coopers Lane, Northaw, Herts.

To:
N H A Partnership
P O Box 717
London
N10 3JL

For:
Hitchins of Hatfield Ltd
Essendon
Herts

In pursuance of their powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMIT the development proposed by you in your application dated 11/12/86 and received with sufficient particulars on 15/12/86 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 41 of the Town and Country Planning Act 1971.

- 2 The new residential development hereby approved shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout design and external appearance of the building(s) and the means of access thereto and the landscaping of the site which shall have been approved by the Local Planning Authority or in default of agreement by the Secretary of State for the Environment before any development is commenced.

Reason

To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order 1973.

- 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:-
 - (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.

PLEASE SEE NOTES OVERLEAF

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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 appearance of the development and to minimise any loss of visual amenity resulting from it.

- 4 No fences, walls, hedges or other means of enclosure shall be erected or planted until such time as a scheme has been submitted to and approved by the Local Planning Authority and any such fences or means of enclosure shall be constructed in accordance with the approved scheme.

Reason

To ensure that appropriate styles of fencing and enclosure are used, which do not affect the setting of the Listed Building.

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

Reason

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

- 6 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any Order revoking or re-enacting that Order) the provisions of Class I and II of Schedule 1.1 to that Order shall not apply to any dwelling constructed as part of this consent.

Reason

To ensure that any alterations to the buildings can be fully considered in relation to other buildings on the site and the character of the Listed Building.

Date : 25th August, 1987.

Signed: *A.F. Moore*
A.F. Moore, Director of Planning and Development

PLEASE SEE NOTES OVERLEAF