

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: S6/0176/37/DP
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Site for office complex with associated car parking, vehicular and pedestrian access and alterations to highways.
Land adjacent to St Albans Road and Comet roundabout, Hatfield.

To:
Gregory Wilson
Building Design Partnership
16 Gresse Street
London
W1A 4WD

For:
British Aerospace PLC
Civil Aircraft Division
Hatfield
Herts
AL10 9TL

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated 06/03/87 and received with sufficient particulars on 11/03/87 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted 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.

- 2 a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice.
b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - i) the expiration of a period of 5 years commencing on the date of this notice.
 - ii) the expiration of a period of 2 years, commencing on the date upon which final approval is given is given by the Local Planning Authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

Reason

To comply with the requirements of section 42 of the Town and Country Planning Act 1971.

PLEASE SEE NOTES OVERLEAF

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- 3 The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be 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.

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

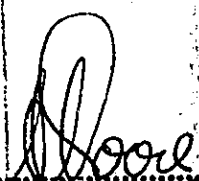
To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

- 4 Details of access arrangements submitted pursuant to condition 1 above shall be in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the County Surveyor following a fully detailed traffic study.

Reason

To ensure satisfactory highway arrangements.

Date : 31st July, 1987

Signed: 
A.F. Moore, Chief Planning Officer

PLEASE SEE NOTES OVERLEAF