

**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: S6/0161/89/FP  
Other Ref. No.:

## TOWN AND COUNTRY PLANNING ACTS 1971 - 1985

Erection of 4 B1 Class (Business) Buildings, together with ancillary car parking, new access and alterations to the highway and landscaping at Comet Way, Hatfield.

To:  
YRM Partnership Limited  
24 Britton Street  
London  
ECLM 5NQ

For:  
British Aerospace PLC  
Comet Way  
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 the development proposed by you in your application dated 15th February 1989 and received with sufficient particulars on 15th February 1989 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 landscaping scheme approved as part of this consent shall be implemented and completed in all respects by no later than the planting season following completion of the development unless a longer period is specifically authorised by the Local Planning Authority in writing, 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

In order to enhance the appearance of the development.

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continued

- 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 No trees which are shown to be retained on the approved plans, should be felled, topped, lopped or damaged or otherwise destroyed without the prior consent in writing of the Local Planning Authority.

REASON

The existing trees shown to be retained represent an important visual amenity which should be maintained.

- 5 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.

- 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.

PLEASE SEE NOTES OVERLEAF

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continued

**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 There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted and approved by the Local Planning Authority in writing.

**REASON**

To ensure the maintenance of a satisfactory visual appearance of the site.

- 8 Details of any external lighting and floodlighting; the treatment of boundary fencing; and the colour and type of the paved surfaces within the development shall all be submitted to the Local Planning Authority for its written approval before any works commence on site.

**REASON**

In order to ensure that the visual amenities of the area are maintained.

- 9 Details of the alterations to the roundabout at the junction of the A1000(T) and St Albans Road West are to be agreed by the Local Planning Authority in consultation with the Highway Authority prior to any works commencing on site.

**REASON**

To ensure the safe and freeflow of traffic on the Trunk Road.

- 10 The layout and design of the highway alterations are to be in accordance with current Department of Transport standards.

**REASON**

To ensure the safe and freeflow of traffic on the Trunk Road.

Date: 28th SEPTEMBER, 1989

Signed:.....*T. Moore*.....  
Tony Moore  
Director of Planning & Development Services