



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref N^o

S6/0764/97/FP

TOWN AND COUNTRY PLANNING ACT 1990

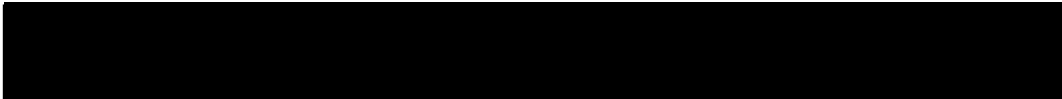
Erection of single dwelling house, garage, store and access drive

at: Land to the rear of Torilla, Wilkins Green Lane, Hatfield

To:



For:



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 9th September 1997 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. 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.



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continued

3. 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.

4. 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 maintained.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Class E of Part 1 of Schedule 2 to that Order shall take place without the prior written consent of the Local Planning Authority.

REASON

To allow the Local Planning Authority to control the visual impact of any outbuildings on the setting of the Listed Building and the visual amenities of the Green Belt.

Date : 21st November 1997

Signed: 
Chief Planning Officer