

To: Mr G Kythreotis  
Vivendi Architects LTD  
Unit E3U  
Ringway  
Bounds Green Industrial Estate  
London  
N11 2UD

## **Important – Planning permission and notices of consent**

### **Compliance with conditions**

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) between 0900 – 1300 daily.

**Notice of Decision  
Planning (Listed Buildings and Conservation  
Areas) Act 1990  
Planning (Listed Buildings and Conservation  
Areas) Regulations 1990  
Approval of Listed Building Consent**

To: Mr G Kythreotis

**Application No:** 6/2016/1650/LB

**Date of Approval:** 19 December 2016

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 5 years from the date hereof to: -**

**Development:** Alterations and repairs to existing barns.

**At Location:** Great Nast Hyde House, Wilkins Green Lane, Hatfield, AL10 9RB

**Applicant:** Mr G Kythreotis

**Application Date:** 11 August 2016

In accordance with the accompanying plans and particulars subject to the conditions listed below: -

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

1547-E01-00 P1 & 1547-E02-00/P1 & 1547-E03-01/P1 & 1547-E03-00/P1 & 1547-E04-00/P1 & 1547-P02-01/P1 & 1547-P03-00/P1 & 1547-P03-01/P1 received 11.8.2016 and 1547-P02-00/P2 & 1547-P04-00/P2 & 1547-P04-DT/P2 received 11.10.16.

**REASON:** To ensure that the development is carried out in accordance with the approved plans and details.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

**REASON:** To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Prior to the commencement of any of the works hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the following:
  - (i) roof eaves, verges and hips at scale 1:5 minimum;
  - (ii) windows and shutters, sectional details at scale 1:5 and elevations at scale 1:20;

- (iii) doors, sectional details at scale 1:5 and elevations at scale 1:20;
- (iv) roof and wall details including plinth, walls , eaves, corners, windows and door openings , insulation, internal timber cladding and new floor, all at scale 1:5;
- (v) details of heating and artificial lighting.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

4. No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved programme.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with the National Planning Policy Framework and Policy R29 of the Welwyn Hatfield District Plan 2005.

5. Notwithstanding the approved drawings, the timber frame within the proposed W.C. area shall remain exposed.

REASON: To ensure the historic and architectural character of the building is properly maintained, in accordance with the National Planning Policy Framework.

6. No historic timbers of the existing building shall be cut or removed.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

### **Informative(s)**

1. This decision notice should be read in conjunction with Planning Permission reference number 6/2016/1646/FULL.



Colin Haigh  
**Head of Planning**

## **Planning (Listed Buildings and Conservation Areas) Act 1990**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision on an application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.