

To: Miss S Gray  
Turnberry Planning Ltd  
41-43 Maddox Street  
London  
W1S 2PD

## **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  
Town and Country Planning Act 1990  
Town and Country Planning (Development  
Management Procedure) (England) Order 2015  
Approval of Permission for Development**

To: Miss Gray

**Application No:** 6/2017/0585/FULL

**Date of Approval:** 22 June 2017

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -**

**Development:** Erection of a new 6m high Social Club building (975sq.m) with associated landscaping and works between the Law Court Building and Weston Auditorium

**At Location:** University of Hertfordshire De Havilland Campus Hatfield AL10 9UF

**Applicant:** University of Hertfordshire

**Application Date:** 7 April 2017

In accordance with the conditions listed below: -

1. Prior to the commencement of above ground works, a sample of the materials to be used in the construction of the external surfaces of the building hereby granted must 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 and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Prior to the commencement of above ground works, full details of the 25sqm solar photovoltaic panel installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details. Subsequently, the solar photovoltaic panels must be fully installed and operational prior to the first occupation of the building and maintained as such for their operational lifetime.

**REASON:** To ensure the solar photovoltaic potential is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Prior to the commencement of above ground works, full details of the air source heat pump systems shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details. Subsequently, the air source heat pumps must be fully installed and operational prior to the first occupation of the building and maintained as such for their operational lifetime.

REASON: To ensure the air source heat pump potential is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the National Planning Policy Framework and Policies SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. No removal of hedgerows, trees or shrubs, ivy and other climbing or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

REASON: To protect the biodiversity value of the site in accordance with in accordance with the National Planning Policy Framework and Policy R11 of the Welwyn Hatfield District Plan 2005.

#### DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
5575 - 00-200		Existing Block Plan	23 March 2017
5575 - 00-201	B	Proposed Block Plan	23 March 2017
5575 - 20-200	J	Proposed Floor Plan (Ground)	23 March 2017
5575 - 20-201	D	Proposed Roof Plan	23 March 2017
5575 - 20-250	F	Proposed Elevations	23 March 2017
5575 - 90-200	D	Landscape Plan	23 March 2017
UHSS-ACM-00-00-DR-DR-		Drainage Layout	22 March 2017

01001

5575 - 00-

A

Location Plan

23 March 2017

100

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

#### POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

#### Informative(s)

1. Breeding Birds and Protected Species: It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from Natural England (0300 060 3900) or a suitably qualified ecological consultant.



Colin Haigh  
**Head of Planning**

## **Town and Country Planning Act 1990**

### Appeals to the Secretary of State

- 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 78 of The Town and Country Planning Act.
- If this is a decision on a planning 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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.