

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: C6/0506/88/PP
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Extension and alterations to northern end of shopping centre and basement, ground and first floor layouts of development approved under planning consent reference No. C6/0125/87

Land south of Hunters Bridge Car Park bounded on the east by existing railway line and west by Stonebank - Stonehills House.

To:
Sheppard Robson Architects
77 Parkway
Camden Town
London
NW1 7PU

For:
Howard Centre Properties Ltd

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 06/05/88 and received with sufficient particulars on 12/05/88 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

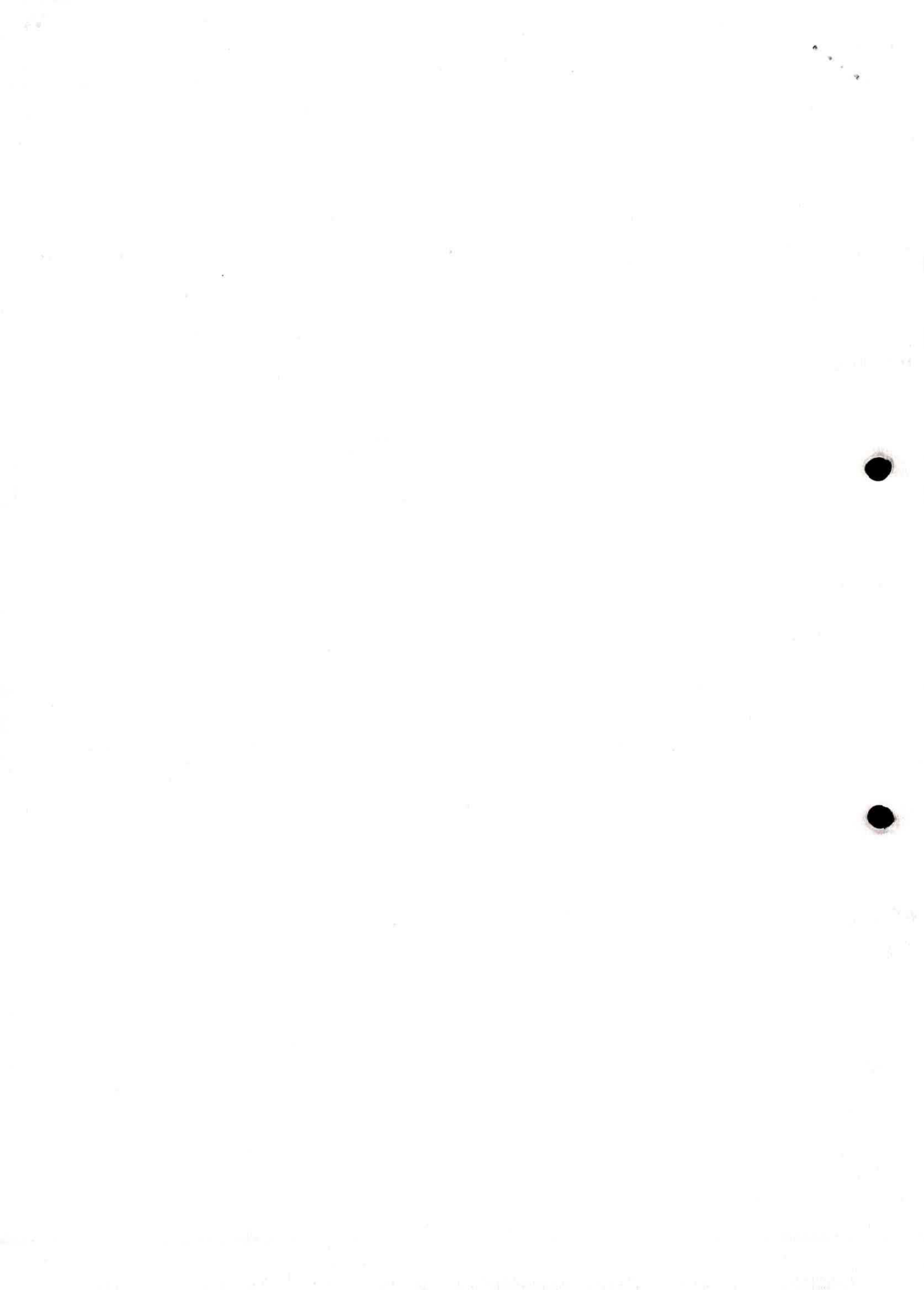
To comply with the requirements of section 41 of the Town and Country Planning Act 1971.

- 2 The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and 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.



- Continued -

- 3 Full details of all elevational treatments including use of materials together with colouring, BSC numbers and samples (where appropriate) of external surfaces of the development shall be submitted and approved by the Local Planning Authority before the development commences.

Reason

To ensure that the scheme accords with the overall character of development in Welwyn Garden City Town Centre.

- 4 Details of the treatments to be used for the bus station shall be submitted and approved by the Local Planning Authority prior to the commencement of the development.

Reason

To ensure a high standard of design and treatment throughout the scheme.

- 5 Details of all external lighting, including location and intensity, shall be submitted to and approved by the Local Planning Authority before the completion of the development and the opening of the Centre.

Reason

To enable the Local Planning Authority to consider the impact of external lighting on adjoining existing uses.

- 6 The parking, turning and loading space shown on the plans 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.

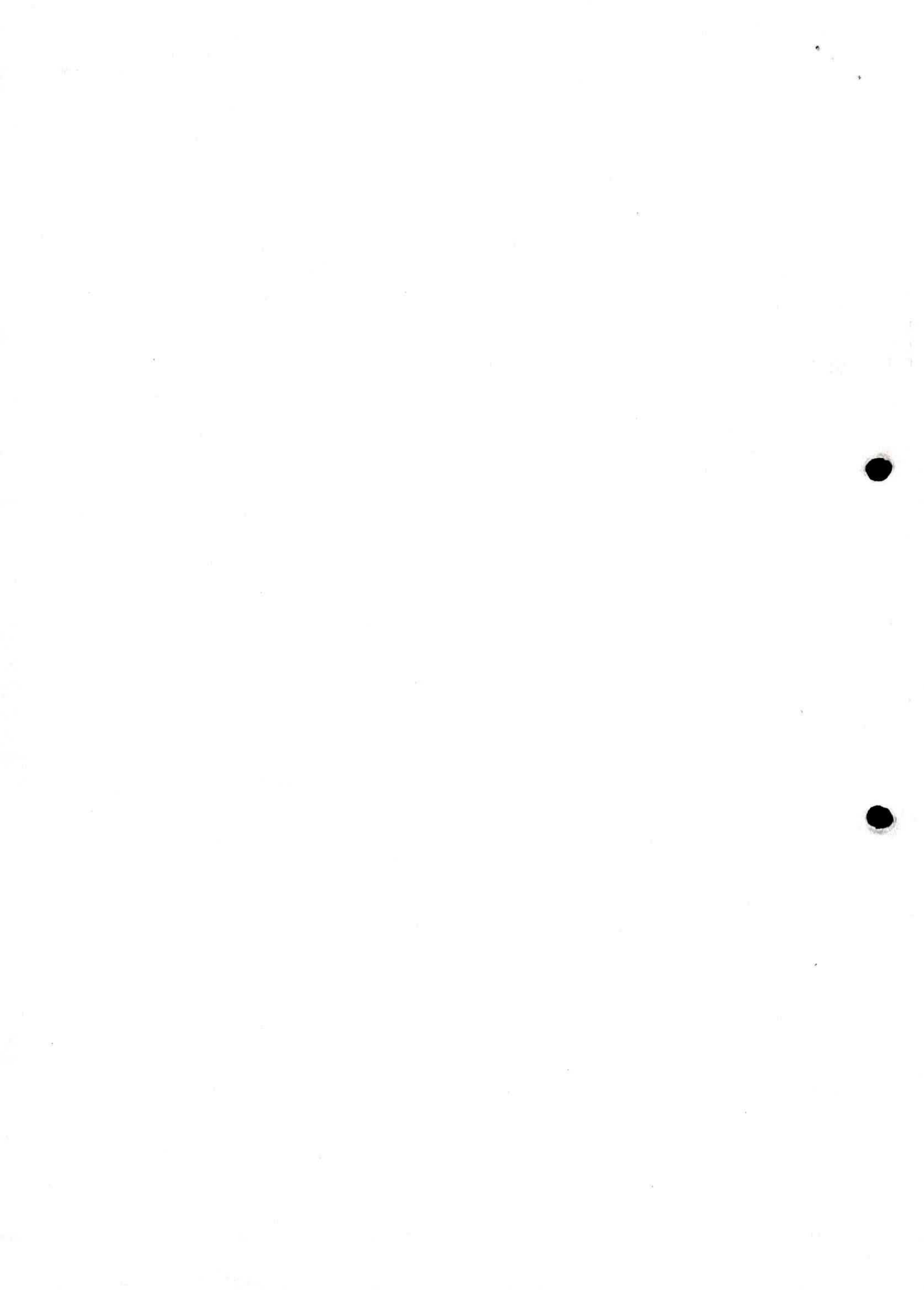
Reason

To ensure that adequate facilities are available within the site and that there is no detriment to the safety of adjoining highways.

- 7 Notwithstanding details shown on the submitted plans, full details of the link bridge showing ready access for pedestrians from Hunters Bridge car park to the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and completed prior to the opening of the scheme to the general public.

Reason

To ensure no difficulties or danger for pedestrians crossing the Distributor Road between Hunters Bridge car park and the development.



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- 8 Details of the eastern elevations of the proposed service area in the basement of the scheme hereby approved shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason

To ensure a satisfactory development.

- 9 Direct pedestrian access through the development to the railway station from Howardsgate shall be available at all hours the station is open.

Reason

To ensure proper access to public transport facilities.

- 10 Details of all means of enclosure for the development during the construction shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason

To ensure adequate screening and fencing of the development during construction to protect the amenities of occupiers of adjoining properties and other Town Centre users.

- 11 Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

Reason

To ensure that the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.

- 12 Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

Reason

To ensure a satisfactory appearance to the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.

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- 13 Unless otherwise agreed in writing with the Council, the development shall not be brought into use until the Distributor Road is completed and opened to traffic between Stonehills roundabout and Stanborough Road.

Reason

To prevent traffic congestion in the Town Centre generated by the attraction of the scheme.

- 14 There shall be no servicing to the proposed development hereby approved from existing service road at the rear of Stonehills House.

Reason

To ensure that there is no conflict between servicing properties at the rear of Stonehills House and the proposed development.

- 15 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 to and approved by the Local Planning Authority in writing.

Reason


To ensure a satisfactory visual appearance of the site.

- 16 Details to show that no general pedestrian access takes place via the service yard to the side and rear of the Woolworth's building, together with details showing reasonable access for escape purposes shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason

To prevent pedestrian and vehicular conflict in the service area at the rear of Stonehills House.

Date : 4th July, 1988.

Signed: 
A.F. Moore, Director of Planning and Development

