

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/1286/FULL
Location: The Sun Inn Judge's Hill Northaw Potters Bar EN6 4NL
Proposal: Change of use of first floor from residential (C3) to public house (A4).
Officer: Mrs J Pagdin

Recommendation: Granted

6/2017/1286/FULL

Context	
Site and Application description	<p>The application site comprises a Grade II listed public house, The Sun, on the corner of Northaw Road West and Vineyards Road. The building is at the heart of Northaw Conservation area and the village of Northaw is washed over by Green Belt.</p> <p>The main part of the listed structure is a two-storey, 17th Century, timber-framed L-shape building that faces south onto Northaw Road West. It is finished in white-painted render over brick work and a plain tiled roof with feature terracotta ridge tiles. The building was extended to the west and north in the late 18th or early 19th Century with single storey, weather-boarded, pitched roof additions. The building, as extended, was listed in 1983.</p> <p>The first floor of the main building was used for storage and employee residential accommodation. The pub has been closed for some time and the entire building was vacant.</p> <p>The site also includes an open garden (mainly lawn) to the north of the site and a car park for 13 cars on the east side of the site, accessed from Vineyards Road.</p> <p>The pub building is prominently sited on the western edge of the village green, close to the historic water pump and Grade II* Listed church (St Thomas a Becket). The site is bounded by residential uses. Beyond the west boundary is Vernons House Cottage and behind that Vernon's House, another Grade II Listed Building. To the east is No 1 Vineyards Road (Hunters Green).</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for works to the public house to bring it into use as a pub/restaurant:</p> <ul style="list-style-type: none"> • change of use of first floor from residential (C3) to function room/lounge and offices associated with the public house (A4) • repositioning of vehicle access on Vineyard Road 12m further from the junction • provision of additional 6 car parking spaces • hedge landscaping to car park

	<ul style="list-style-type: none"> • provision of bicycle and motorcycle parking • refurbishment of the porch and • demolition of existing external store rooms <p>The proposal has been amended from the original submission to excludes the ground floor extension, removal of a chimney and replacement of the porch.</p>
<p>Constraints (as defined within WHDP 2005)</p>	<p>CA - Conservation Area: NORTHAW - Within</p> <p>LBC - LISTED BUILDING Public house. C17 timber framed inn in L shape, Application property.</p> <p>LBC - Vernons House, Northaw Road West, Northaw - Distance: 3.07 - Grade II.</p> <p>LBC - LISTED BUILDING Church. 1881, by C Kirk and Son of Sleaford. - Distance: 48.3 - Grade II*.</p> <p>GB - Greenbelt – Within</p> <p>LCA - Landscape Character Area (Northaw Common Parkland) - Within</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p> <p>HEN - No known habitats present (high priority for habitat creation)</p>
<p>Relevant planning history</p>	<p>6/2017/0059/PA - Pre-application advice for the erection of a single storey rear extension and internal alterations. Refused.</p> <p>S6/2009/0253/DS - discharge of conditions 4 (construction servicing), 5 (construction parking), 6 (construction details) & 7 (wheel cleaning) of planning permission S6/2008/1879/FP and 3 (additional detailed drawings) of planning permission S6/2008/1880/LB. Granted.</p> <p>S6/2008/1880/LB - demolition of internal walls to create new restaurant from existing store room and function room. Granted.</p> <p>S6/2008/1879/FP - change of use of existing store room and function room to restaurant (A3) to be used in conjunction with existing public house to create mixed used A3/A4. Granted.</p> <p>S6/2008/1519/PA - Extensions to the bar and restaurant and possibly rooms. Recommended grant.</p> <p>S6/1993/0532/LB and 1993/0531/FP – Erection of porch to rear door. Granted 27.9.1993.</p> <p>S6/1992/7033/AD and 1992/0569/LB – Externally illuminated panel sign. Granted 28.9.1992.</p> <p>S6/1992/0530/LB - Alterations to rear elevation including enlarged window opening; formation of new door; enlarged door opening and insertion of French doors. Granted 28.9.1992.</p> <p>S6/1988/1068/LB – Internal alterations. Granted 5.12.1988.</p>

	<p>S6/1982/0483 – Entrance porch. Granted 20.1.1983.</p> <p>S6/1975/7027/AD - Reposition pole swing sign, 2 new car park directional signs and 2 name signs. Granted 29.8.1975.</p> <p>S6/1973/3208 – Formation of internal toilets, bar extension and new entrance lobby. Granted 7.9.1973.</p> <p>E6/1964/2735 – Extension to car park and 3 garages. Granted 6.1.1965.</p> <p>E6/1962/1192 – Extension to car park. Granted 26.7.1962.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 2	Other: 1
Publicity	<p>Site Notice Display Date: 5 July 2017</p> <p>Site Notice Expiry Date:</p> <p>Press Advert Display Date: 28 June 2017</p> <p>Press Advert Expiry Date: 12 July 2017</p>		
Summary of neighbour responses	<p>Objections were received from neighbouring properties at 48 Vineyards Road, 1 Vineyards Road, Vernons House and Church Lodge. Their comments can be summarised as:</p> <ul style="list-style-type: none"> • The work to the listed building is specialist, it is impossible to comment. There are lengthy reports. • As work has been going on for weeks and numerous skips have come out, one hopes none of the features have been damaged • Windows on the east elevation should remain if listed • scaffolding and polythene which have in in place for weeks, do obscure the road for those coming out of Vineyards • More function rooms will result in larger volume of customers and disturbance later into the night –car doors banging • As a neighbour I support plans to restore this property to a fully functioning pub/restaurant. • Suggest alternative scheme with better sound insulation for loud music • Music should not be played outside • Security lighting should be controlled and extractor fans positioned away from neighbouring houses • significant increase in vehicle movements and requirements for parking which will be detrimental to the amenity of the village green location and potential conflict with Church access • The lanes are dark and steep – Staff will not use bicycles. Bus services are limited in evenings • Drainage and sewer blockages occur at this site. <p>Northaw and Cuffley Residents Association commented as follows:</p>		

	<p>Northaw and Cuffley Residents Association welcomes the redevelopment of these premises. Our concern is that the parking provision should be adequate for the increased numbers of customers and staff. The centre of Northaw Village already has significant parking issues. The B156 is very narrow. Many houses in the conservation area lack drives. The end result is cars constantly parked on pavements to the detriment of pedestrian safety. Parking provision at The Sun should at least reach the WHBC minimum standard.</p>
<p>Consultees and responses</p>	<ol style="list-style-type: none"> 1. WHBC - Client Services - trade waste arrangements would need to be made by the owners. They are at liberty to select their own provider. The Council contractors Serco do offer Trade Waste Services. Owners would need to contact Serco directly if interested in receiving prices for the Service. 2. Historic England - No comment. Suggest seek views of local specialist. 3. Hertfordshire County Council - Historic Environment Advisor - No objection – recommended conditions over archaeological recording. 4. The Victorian Society – No response. 5. Northaw & Cuffley Parish Council - The Parish Council have observed that the plans seem to show an expansion in the number of covers and we would need to be satisfied that onsite and offsite parking is sufficient. The Parish Council reiterates that the parking provision is not adequate for the number of proposed users (80 covers) and staff. Parking is very limited adjacent to The Sun and the suggestion that staff will not attend by car is not believable. Parking around the village green could be hazardous as the roads are narrow & busy. The bus service is very limited especially evenings and weekends. 6. Welwyn Hatfield Borough Council - Councillor Bernard Sarson –no response. 7. Welwyn Hatfield Borough Council - Councillor George Michaelides - no response. 8. Welwyn Hatfield Borough Council - Councillor Irene Dean 9. WHBC - Conservation - No objection subject to conditions and samples of age of material to be removed at first floor in the proposed function room and retention of deeper piers if of historic age and to reflect the pattern of fireplaces (one per room). 10. WHBC - Public Health and Protection – No objection subject to conditions over noise (from plant and equipment) and submission of details of ventilation and odour control. 11. Hertfordshire County Council - Hertfordshire Transport Programmes & Strategy. Welcomes reduction in floor-space. No objection subject to conditions over visibility splays, provision of new access and closure of old one and S278 Agreement for a TRO including waiting restrictions on junction of Northaw Road West and Vineyards Rd.
<p>Relevant Policies</p>	
<p><input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others Saved Policy H3 Loss of Residential Accommodation (WHDP 2005) Supplementary Design Guidance 2005</p>	

Main Issues

Impact on Green Belt

This application site is within the village of Northaw, which is washed over by the Green Belt. Key policies for this proposal are contained in NPPF 2012 Paragraph 79-90 and Saved Policies SD1, GBSP1, GBSP2 and RA17 of the Welwyn Hatfield District Plan 2005.

These policies direct new developments towards existing towns and settlements outside the Green Belt. However, the current application involves no new buildings. The main issue is the subsidiary change of use of the non-self-contained accommodation to part office and part lounge bar area (43sqm).

The principle use would remain as A4 and the building, which was unused and vacant, would be brought back into use. The single-storey external storage structures located behind the public house would be removed. It is not thought that these have heritage significance.

NPPF

Paragraph 90 of the NPPF allows the re-use of buildings as not inappropriate providing that the buildings are permanent and substantial (which they are; being listed and operating serviceably as a pub for many years). This paragraph also allows for engineering operations such as the surfacing for car parking. This is provided that the use and engineering works preserve the openness and do not conflict with the purpose of including land within the Green Belt.

The village has been washed over by Green Belt in accordance with Paragraph 86 of the NPPF because the open character of the village, with the village green and church yard at its core, contributes to the openness of the Green Belt.

The proposed change of use of the first floor would involve an increase of around 43sqm of public space, which is not a significant increase and not considered to intensify the use on the site to such an extent that it would affect the openness of the Green Belt or the purposes of including land within it. The increase in car parking spaces on the site from 13 to 19 spaces involves the loss of part of the grassed area on the site but the majority of the grassed garden area would be retained. The creation of 6 spaces would not significantly affect the appearance of the site when viewed from the front on Vineyards Road and the applicants have proposed enhancing the site frontage with a low hedge and planting other hedges within the site to define the boundary between the car park with the pub garden.

As such the openness would be affected slightly by the increase in the number of parking spaces but this impact would be more than offset by the enhancement of the site frontage and garden boundaries with landscaping.

The relevant purposes for including land within the Green Belt in this case are:

- to assist in safeguarding the countryside from encroachment and
- to preserve the setting and character of historic towns

The proposal would not involve additional buildings and would consequently not involve encroachment into the countryside. Removal of the storage structures would not be noticeable from outside the site. In addition, views out of the village between the pub and the adjacent house at Hunters Green (No 1 Vineyards Road) would not be interrupted and the spaciousness and openness of the site in the centre of the village would not be harmed and the

	<p>setting and character of the historic village centre would not be adversely affected. Consequently, the development would not conflict with the purposes of including the site in the Green Belt.</p> <p>Consequently, the development is not considered inappropriate in the Green Belt with regard to the policies of the NPPF.</p> <p><u>RA17</u></p> <p>Also, under Saved Policy RA17 of the Local Plan, changes of use and adaptations are permitted provided that:</p> <p>(ii) the intensity of the use of the site does not substantially increase;</p> <p>(iii) Any increase in traffic generated is acceptable in environmental and highway terms;</p> <p>(iv) The structure is permanent</p> <p>In addition consideration will be given to the contributions made by the existing use to the rural economy and whether its loss would prejudice village vitality.</p> <p>The issue of intensity is considered above. The highway issues are considered below. The structure is permanent and has been on the site for over 300 years. Subject to the highway issues being satisfactory the proposal would be in accordance with the criteria of Policy RA17.</p>
<p>Principle of the development</p>	<p>The proposal involves change of use of part of the first floor from residential at first floor. Saved Policy H3 of the Welwyn Hatfield District Plan 2005 is relevant and states that planning permission would not be granted for a change of use resulting in a net reduction in the number of dwellings in the district unless</p> <ul style="list-style-type: none"> (i) The design or location means that it is wholly inappropriate for continued residential use (ii) the loss of the residential unit would be necessary for the long term preservation of a listed building or (iii) The development would meet an identified and proven community need which cannot be met elsewhere. <p>The existing residential accommodation is not self-contained and is accessed via the stairs from the pub kitchen. The position of this access stair limits the residential use to that of staff accommodation in association with the use of the rest of the building as a public house. Its loss would not adversely affect the supply of general needs housing in the area and the proposal would continue to use the space in association with the public house. The proposed floor layout would provide two office rooms, a lounge area of 43sqm, storage rooms and WC's.</p> <p>The applicants have argued that the change of use to lounge is necessary to create some additional front of house floor area to make the public house more viable. In this respect the change of use would assist the long term preservation of the listed building in accordance with section (ii) of Policy H3.</p>
<p>Design (form, size, scale, siting) and Character (appearance within the streetscene)</p>	<p>The impact of the proposal on the fabric and setting of the listed building is dealt with in the report for application 6/2017/1267/LB and found to be acceptable in terms of the policies concerning the conservation and enhancement of heritage assets set out in the NPPF 2012. The proposal involves bringing a listed building back into use for purpose for which it was built and adapting it for modern needs whilst respecting and enhancing the</p>

	<p>listed fabric, features and setting.</p> <p>The building is also in Northaw Conservation Area and comprises part of the historic setting of the village green and St Thomas a Becket Church. The proposal does not involve alteration of the building other than internal alterations and refurbishment. Subject to the external surfaces being finished in appropriate materials the proposal would not adversely affect the character and appearance of the Conservation Area.</p> <p>The proposal involves an element of landscaping on the site frontage to enhance the setting of the Listed public house. This element is considered to be an enhancement and it is recommended that this be secured by condition on a planning permission.</p>
<p>Impact on neighbours</p>	<p>Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005 aim to maintain the living conditions and amenities of neighbouring occupiers. Paragraph 17 of the NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings.</p> <p>The properties most likely to be affected are the residential houses at Vernons House, Vernons Cottage and Hunters Green.</p> <p>The proposal involves no new buildings and as such would not impact upon light and privacy to neighbouring properties. Representations were received regarding noise from amplified sound when the building was previously used.</p> <p>It is considered reasonable to impose a condition limiting the amplification of music and noise to that which cannot be heard at the site boundaries and this is recommended. The restriction of opening hours of the public house is a matter determined by the Council's Licensing responsibilities. As this application is for refurbishment of a long established public house and the change of use relates to only a minor part of the building it is not considered reasonable (or enforceable) to impose a condition controlling the hours of operation over the whole site.</p> <p>The Public Health Department has commented that the use has not previously resulted in complaints of noise from customers or entertainment. However, they have requested conditions over the control of odour from cooking and noise from extraction systems. They also recommend an informative over the need to register as a food business prior to trading. It is considered reasonable and necessary to apply these conditions to preserve the living conditions of neighbouring occupiers further to Policies D1, D2 and R19.</p>
<p>Access, car parking and highway considerations</p>	<p>The Highway Authority has not objected to the proposal in terms of traffic generation. The existing site access to the car park is very close to the road junction and the proposed repositioning of the vehicle access would be an improvement and visibility splays appropriate of the speed of traffic area required. It is recommended that this be secured by condition.</p> <p>The creation of the access requires agreement with the Highway Authority and the old access will need to be removed and the footway reinstated.</p> <p>The Highway Authority initially also required a Section 278 Agreement in association with this application to install parking restrictions within the visibility splays on Vineyards Road to prevent on-street parking from obscuring visibility close to the junction. This would be achieved by a Traffic Regulation Order.</p> <p>The removal of the extension from the proposal reduces the likelihood of overspill parking but the TRO and Section 278 Agreement are still required to effect improvements in highway safety on this junction.</p>

	<p><u>Parking</u></p> <p>The change of use at first floor from a three bedroom flat to 43sqm of lounge results in an increase in car parking requirement on the site.</p> <p>At a rate of 1 space per 4-5sqm (average for a gastropub use class A3/A4) the new lounge would require 9-10 additional car parking spaces.</p> <p>The previous flat (three bedroom in accessibility zone 4) required 2.25 spaces and be provided in the existing car park. These would be transferred to use by the new A4 floorspace.</p> <p>In addition the car park would be enlarged to provide six more spaces, giving a provision of 8.25 spaces for the increase in A4 floorspace. There is some car parking available on-street around the green and outside the church. However, this is limited and the Highway Authority has expressed concern over parking near the junction and recommends a S278 Agreement and TRO to introduce controls. For these reasons, the shortfall of 1 or 2 on-site spaces is not considered significant enough to warrant refusal of this application.</p> <p>Cycle parking is indicated on the site layout plan as being located to the west side of the site in the service yard. The proposal gives rise to a requirement for up to three spaces. Further details and a more appropriate location and a weatherproof and secure storage facility are required and it is recommended that these be secured by condition.</p>
<p>Landscaping Issues</p>	<p>Policy D8 of the Welwyn Hatfield District Plan 2005 requires landscaping to be an integral part of new developments. The proposal includes landscaping scheme in the form of a hedge on the site frontage and a hedge within the site between the car park and the pub garden.</p> <p>The Highway Authority requires the height of the hedge to be restricted to below 600mm within the visibility splays at the site frontage and this can be secured by condition.</p> <p>The hedges would represent an improvement to the setting of the listed building and the general appearance of the conservation area and Green Belt. It is recommended that details and implementation are secured by conditions.</p>
<p>Any other considerations</p>	<p><u>Archaeology</u></p> <p>Saved Policy R29 of the District Plan 2005 requires developers to undertake assessment of archaeological remains. Policy SADM15 of the emerging Draft Local Plan proposed Submission 2016, to which limited weight can be given at this point in time, requires appropriate recording of the fabric and features of heritage assets and for the results to be deposited in the Historic Environment Record. The Historic Advisor at Herts County Council comments that the alterations will remove modern fabric and reveal more of the historic fabric core. Consequently, they have requested archaeological recording of the building fabric. This can be secured by conditions in accordance with the Policies of the NPPF and R29.</p>
<p>Conclusion</p>	
<p>The proposal has been assessed against Green Belt policies and the development is not considered inappropriate in the Green Belt with regard to the policies of the NPPF in accordance with the criteria of Policies SD1, GBSP1 and RA17 of the Local Plan.</p> <p>The proposed change of use of the first floor from residential in association with the public house to ancillary offices and a lounge area is also acceptable on the basis that it secures the longer term use of the listed building for its original purpose and retains its fabric and features. The proposed scheme also includes landscaping to enhance the setting of the listed building and the conservation</p>	

area.

Conditions are recommended over the generation of noise and kitchen odours.

The proposal has also been assessed in terms of highway safety and found to be acceptable subject to the provision of highway safety improvements; provision of visibility splays, repositioning of the vehicle car park access and off- site road markings through a s278 Agreement.

The car parking and cycle facilities are recommended to be secured by condition prior to the use commencing.

Subject to the following conditions the application is recommended for approval.

Conditions:

1. No development shall take place until samples of any new 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.

2. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have 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 details.

The landscaping details to be submitted shall include:

- (a) means of enclosure and boundary treatments
- (b) car parking layout and markings
- (c) hard surfacing, other hard landscape features and materials
- (d) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- (e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- (g) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

3. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the

development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

4. The area set aside for car parking shall be laid out surfaced and marked out, in accordance with the approved plans before the use hereby permitted is commenced. The spaces shall be retained permanently thereafter for the free parking of vehicles for customers/occupiers of the development permitted and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with the National Planning Policy Framework.

5. The use hereby permitted shall not commence until a scheme for the provision of secure and weatherproof cycle parking for three bicycles and powered two wheel vehicles on site has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence until the approved scheme has been implemented.

REASON: In order to ensure that there is adequate provision for secure cycle and powered two wheeler accommodation within the application site, encouraging alternative modes of transport in accordance Policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

6. Prior to the commencement of the use hereby permitted, a visibility splay measuring 43m shall be provided to the east and unobstructed to the junction of Northaw Road West and Vineyards Road, when measured 2.4m back from the carriageway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

REASON: In the interests of highway safety.

7. Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 304-PL-02/B) in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority. Arrangement shall be made for the surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure satisfactory access into the site to avoid carriage of extraneous material or surface water from or onto the highway.

8. Vehicular and pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the access points shown on Drawing No 304-PL-02/B only. Any other access shall be permanently closed and the footway/highway verge shall be reinstated in accordance with a detailed scheme to be agreed with

the Local Planning Authority concurrently with the bringing into use of the new access.

REASON: In the interests of highway safety.

9. The change of use hereby permitted shall not be implemented until a Traffic Regulation Order for "no waiting" restrictions abutting the site has been promoted by the Highway Authority.

REASON: In the interests of highway safety.

10. Prior to the commencement of the use hereby permitted, the applicant shall submit for approval to the Local Planning Authority details relating to noise from plant and equipment (including kitchen extractors) to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from the plant and equipment will be 10dB (L_{aeq}) below the background noise level (LA₉₀) at the nearest residential properties (using the methodology outlined within BS4142:2014). The approved details shall then be implemented and retained thereafter and noise emissions from plant and equipment shall not exceed the levels above.

REASON: To protect the amenity of residents in nearby residential properties further to Policy R19 of the Welwyn Hatfield District Plan 2005.

11. The premises shall not be occupied until details of any air ventilation, extraction and odour control systems have been submitted to and approved in writing by the Local Planning Authority. Such details must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development.

The proposed system will need to adhere to the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Extract Systems. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and shall be retained thereafter.

REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity further to Policy R18 of the Welwyn Hatfield District Plan 2005.

12. No live music shall be played or sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) installed or used, which is audible outside the unit or from the nearest residential properties.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005.

13. No works shall take place on the site until a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and:

- a) a programme and methodology of site investigation and recording;
- b) a programme for post investigation assessment;
- c) provision to be made for analysis of the site investigation and recording;

d) provision to be made for publication and dissemination of the analysis and records of the site investigation;

e) provision to be made for archive deposition of the analysis and records of the site investigation; and

f) nomination of a competent person /organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall not be carried out other than in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

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.

14. The site investigation and post investigation assessment shall be completed in accordance with the Written Scheme of Investigation approved under condition 13 and the provision made for analysis and publication where appropriate within 6 months of the commencement of the works hereby approved.

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

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
304-EX-01	A	Existing Site Plan	13 June 2017
304-EX-02	A	Existing Floor Plans & Roof Details	13 June 2017
304-EX-03	A	Existing Elevations	13 June 2017
304-PL-02	B	Proposed Site Plan with Context	3 August 2017
304-PL-03	D	Proposed Floor Plans & Roof Details	29 August 2017
304-PL-04	B	Proposed Elevations	1 September 2017
304-PL-01	A	Site and Location Plans	13 June 2017

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

1. 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).

Informatives:

1. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority by an approved contractor and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire - Highway Design Guide (2011)". Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx/> or by telephoning 0300 - 1234047.
2. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website or by telephoning 0300 1234047.
3. It is an offence under Section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website or by telephoning 0300 1234047.

Determined By:

Mrs L Hughes
12 September 2017