

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

DELEGATED APPLICATION

Application No: 6/2018/2994/VAR
Location: Plot 6000, Land Adjacent to the Porsche Garage, Hatfield House, Hatfield Business Park, Hatfield, AL10 9UA
Proposal: Variation of condition 20 (approved plans) on planning permission 6/2017/0550/MAJ
Officer: Mr David Elmore

Recommendation: Granted

6/2018/2994/VAR

Context	
Site and Application description	<p>Plot 6000 lies within the context of the much wider Hatfield Business Park development and in particular, the northern area which is now well established with a range of commercial uses, including offices, warehouses, a car dealership and a private hospital.</p> <p>The application site comprises a triangular shape, with a single point of entry off Hatfield Avenue. The site occupies an area of approximately 0.46 hectares on the easternmost part of Plot 6000. The new hospital occupies the remainder of Plot 6000 and forms the western boundary to the site. To the north of the site is a wire fence, with Manor Road and Hatfield Garden Village beyond. The closest properties in Manor Road are situated approximately 20 metres from the northern edge of the site. To the south east is the Porsche dealership and associated car parking. The site is located approximately 1km north-west of Hatfield town centre.</p> <p>The site's landscape is broadly level and consists mainly of hardstanding fringed by grassland to the north and some bordering trees and shrubs.</p> <p>Planning permission was granted on 16 February 2018 (ref: 6/2017/0550/MAJ) for the erection of a 75 bed elderly care home development (C2) with 24 parking bays and associated landscaping.</p> <p>This application seeks to vary condition 20 (approved plans) of planning permission: 6/2017/0550/MAJ. The proposed changes include:</p> <ul style="list-style-type: none"> - Increase in care bed numbers from 75 to 81 (in lieu of staff accommodation) - Increase in the size of bedrooms to a minimum of 20sqm resulting in an increase in overall floor area by 202sqm (66sqm at ground floor, 48sqm at first floor, and 88sqm at second floor) - Additional 4 car parking spaces (inclusive of disabled parking) - Landscaping alterations - Erection of two detached buildings in the external amenity area (One building as a greenhouse and the other building as a potting shed and toilet).

Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) Wards - Hatfield Villages HAT - Hatfield Aerodrome - Distance: 0		
Relevant planning history	<p>Application Number: 6/2018/0827/COND Decision: Granted Decision Date: 10 May 2018 Proposal: Submission of details pursuant to condition 13 (reporting of contamination) of planning permission 6/2017/0550/MAJ</p> <p>Application Number: 6/2017/0550/MAJ Decision: Granted Decision Date: 16 February 2018 Proposal: Erection of a 75 bed elderly care home development (C2) with 24 parking bays and associated landscaping.</p> <p>Application Number: 6/2015/2043/OUTLINE Decision: Granted Decision Date: 05 July 2016 Proposal: Redevelopment to provide floorspace equivalent to 537 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, SG and Hotel use on plots 4100, 5000, 5600 and for Use Classes B1, SG and Hotel use on plot 6000 with all matters reserved except access</p> <p>Application Number: S6/2015/1061/MA Decision: Granted Decision Date: 06 January 2016 Proposal: Erection of a private healthcare facility (use Class C2), to include car/cycle parking, boundary treatment, landscaping, lighting and access</p> <p>Application Number: S6/1999/1064/OP Decision: Approval Subject to s106 Decision Date: 29 December 2000 Proposal: Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within Use Class B1, B2, B8 and Sui Generis use; housing; new university campus (Use Class D1 and D2) to include replacement De Havilland Sports and Social Club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use existing listed hanger; Aviation Heritage Centre, together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 30 January 2019 Site Notice Expiry Date: 20 February 2019 Press Advert Display Date: 6 February 2019 Press Advert Expiry Date: 20 February 2019		
Summary of neighbour	No representations received		

responses	
Consultees and responses	Hertfordshire County Council (Highways Authority) -
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance (SDG) <input checked="" type="checkbox"/> Supplementary Parking Guidance (SPG) <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes (Interim Parking Policy) Others: Hatfield Aerodrome Supplementary Design Guidance 1999 (Hatfield Aerodrome SPG), District Plan Policies D8, HATAER1 & HATAER3; Emerging Local Plan Policies SADM2, SP9, SADM11, SADM12 & SADM16	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Although the footprint and floor-area of the building would be greater than that granted under ref: 6/2017/0550/MAJ, its height and external appearance would remain unchanged. The form and design of the proposal would also be very similar to that granted and its scale would sit comfortably within the site and in the context of the wider area. Precise details of external materials can be secured through a planning condition.</p> <p>In terms of landscaping, the general arrangement of the site is acceptable, however, the schedule of species need minor amendments. Some identified species are inappropriate for their allotted locations due to their natural growth form and some trees specified on the schedule are not obtainable in the sizes specified. These are minor amendments which can be resolved through a condition requiring a detailed landscaping scheme to be approved.</p>
Impact on neighbours	No adverse impact subject to re-imposition of conditions pertaining to noise, odour, delivery times and external lighting of planning permission: 6/2017/0550/MAJ.
Access, car parking and highway considerations	<p>The access arrangements are unchanged from planning permission: 6/2017/0550/MAJ and highway considerations would be addressed through the re-imposition of relevant conditions of the planning permission sought to be varied. These include: a construction management plan and laying out of the car park and other access routes.</p> <p>In terms of car parking, planning permission 6/2017/0550/MAJ had provision of 20 parking spaces (18 standard & 2 disabled). The proposed development extends this car parking area to provide a further 4 parking spaces (21 standard and 3 disabled). This level of car parking provision is acceptable for the proposed development having regard to Policy M14 of the District Plan, the Council's SPG and Interim Parking Policy, Hatfield Aerodrome SPG, Policy SADM12 of the Emerging Local Plan and the NPPF.</p>
Other considerations	<p><i>Biodiversity</i></p> <p>Planning application: 6/2017/0550/MAJ recorded Japanese knotweed on site. This plant is listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act 1981. The control measures required by condition are required to be re-imposed in this case.</p> <p><i>Archaeology</i></p> <p>Planning application: 6/2017/0550/MAJ was accompanied by a desk-</p>

based Archaeological Impact Assessment which concluded that the site has a moderate to high potential for undesignated heritage assets with archaeological interest from the prehistoric period. Accordingly, a written scheme of investigation was added by condition. It is necessary for this condition to be re-imposed in this case.

Contaminated land

A contaminated land condition requiring any unexpected contamination to be reported was subject to planning permission: 6/2017/0550/MAJ. Following this planning permission, a site investigation and risk management report was submitted under application:

6/2018/0827/COND and deemed acceptable to the Local Planning Authority. This report however advised reporting of unanticipated contamination during future groundworks and therefore it is necessary for such a condition to be re-imposed in this case.

Flood risk/surface water flooding

A Flood Risk Assessment and Drainage Strategy (MJA Consulting, 2017) was submitted with application: 6/2017/0550/MAJ and found to be acceptable. The site layout plan under application 6/2017/0550/MAJ was amended following the submission of the Flood Risk Assessment and Drainage Strategy to provide additional parking spaces. The Lead Local Flood Authority considered that this change would have an impact on the submitted drainage strategy and therefore requested an updated drainage strategy. This requirement was secured by a planning condition.

The proposed development includes 4 additional car parking spaces to that approved under application 6/2017/0550/MAJ. As such, an updated drainage strategy will be required in this case and can be secured by a planning condition.

Planning obligations

Planning application 6/2017/0550/MAJ was subject to a S106 agreement securing the following obligations:

- Submission of an amended Travel Plan
- £6,000 Travel Plan Monitoring Fee
- £50,000 towards a parking study and the implementation of parking restrictions

The S106 agreement makes provision for any new planning permission(s) granted pursuant to Section 73 of the Town and Country Planning Act of which the current application applies. The agreement has been completed to bind the development proposal without the automatic need to enter into any subsequent deed of variation or new agreement pursuant to Section 106.

Conclusion

The impacts of the proposal have been considered in terms of access, highway capacity, parking provision, neighbour amenity and design. Other material considerations have also been considered.

Subject to the imposition of relevant conditions and the Section 106 Agreement, the proposal is considered acceptable, in accordance with all relevant local and national planning policies.

Conditions:

1. Development must not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development must only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan must include details of:
 - a) Construction vehicle numbers, type, routing
 - b) Traffic management requirements
 - c) Construction and storage compounds (including areas designated for car parking)
 - d) Siting and details of wheel washing facilities
 - e) Cleaning of site entrances, site tracks and the adjacent public highway
 - f) Provision of sufficient on-site parking prior to commencement of construction activities
 - g) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

2. Development must not commence until a detailed method statement for the eradication of Japanese Knotweed has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a timetable for implementation, measures to prevent spread during operations and measures to ensure that any soils brought to the site are free from the seeds/root/stem of any invasive plant. The development must not be carried out other than in accordance with the approved method statement.

REASON: To eradicate Japanese Knotweed from the development site and to prevent the spread of the plant through development works in accordance with the Government's commitment to halt the overall decline in biodiversity as set out in the National Planning Policy Framework 2019.

3. Notwithstanding the Flood Risk Assessment & Development Drainage Strategy (prepared by MJA Consulting, reference number CP/17/0248/5040, dated June 2017), Surface Water Strategy drawing, (dated July 2017, drawing number SK601) and attenuation calculations for building and permeable paving (dated 26.07.2017), all submitted and approved under planning permission reference: 6/2017/0550/MAJ, development must not commence until an updated surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must be based on drainage strategy approved under planning permission reference: 6/2017/0550/MAJ and sustainable drainage principles. The updated drainage strategy must demonstrate that the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

The updated drainage strategy must include:

- a) Infiltration tests in the exact place of proposed underground storage and permeable paving, conducted to BRE Digest 365 Standards.
- b) Detailed engineered drawings of the proposed Sustainable Drainage System (SuDS) features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- c) Mitigation measures
- d) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development must not be carried out other than in accordance with the updated approved drainage strategy and the approved mitigation measures must be fully implemented prior to first occupation of the development.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005, Policy SADM14 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

4. (A) Development must not commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- i) The programme and methodology of site investigation and recording;
- ii) The programme and methodology of site investigation and recording as required by the archaeological evaluation;
- iii) The programme for post investigation assessment;
- iv) Provision to be made for analysis of the site investigation and recording;
- v) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- vi) Provision to be made for archive deposition of the analysis and records of the site investigation;
- vii) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(B) The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

(C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

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 Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

5. No development above ground level 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 must be implemented using the approved materials, and subsequently, the approved materials must not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

6. Notwithstanding the submitted landscaping plans and details, no development above ground level shall take place until full details on a suitably scaled plan of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved details. The landscaping details to be submitted must include:

- (a) proposed means of enclosure and boundary treatments
- (b) hard surfacing, other hard landscape features and materials
- (c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife.

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, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

7. All agreed landscaping comprised in the above details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the first building, 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 and Policy SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016.

8. No development above ground level shall take place until a scheme for the provision of secure cycle parking, including powered two wheel vehicle parking, on site has been submitted to and approved by the Local Planning Authority. The development must not be carried out other than in accordance with the approved scheme.

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 Policy M6 and M8 of the Welwyn Hatfield District Plan 2005, Policies SP4, SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

9. No development above ground level shall take place until a glazing and ventilation scheme is submitted to and approved in writing by the Local Planning Authority. This scheme must meet the internal noise levels within BS8233:2014, the LAmax levels with the WHO Community Noise Guidelines and the ventilation standards within the Noise Insulation Regulations 1975 (as amended). Outdoor amenity areas must not exceed the 55dB WHO Community Noise Guideline Level.

The approved glazing and ventilation scheme must be carried out prior to first occupation of the development and retained permanently thereafter.

REASON: To protect the living conditions of future occupiers in accordance with Policies R19 and D1 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

10. No development above ground level shall take place until details of noise from plant and equipment to be installed on the premises has been submitted to and approved in writing by the Local Planning Authority. These details must include an acoustic report evidencing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential property (using the methodology outlined within BS4142:2014).

The development must be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the living conditions of future occupiers in accordance with Policies R19 and D1 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

11. Prior to occupation of any part of the development hereby approved, a manned measured noise survey must be carried out and a report of the findings submitted to and approved in writing by the Local Planning Authority. The noise survey must include reference to measured background noise level at monitoring locations agreed by the Local Planning Authority. The noise emitted must be measured at 1.0m from the facade of the nearest residential premises to demonstrate that the noise emitted by the combined operation of all external building services plant hereby permitted does not exceed 10db below background noise level at any time when the plant is operating. Measurement parameters must include the LA90, LAeq, LA Max and frequency analysis.

Should the plant fail to comply with this condition at any time, it must be switched off and not used again until it is able to comply. The use of the equipment must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures such as acoustic screening or silencers have been implemented. The plant shall be serviced regularly in accordance with

manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times.

REASON: To protect the living conditions of future occupiers in accordance with Policies R19 and D1 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

12. Prior to occupation of any part of the development hereby approved, details relating to odour control for the kitchen exhaust system must be submitted to and approved in writing by the Local Planning Authority. The development must not be occupied other than in accordance with the approved details.

REASON: To protect the living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

13. Prior to occupation of the development hereby approved, details of the Greenhouse building and building comprising a potting shed and toilet, as indicated on drawing number: 0020/17/B/2 Rev A, must be submitted to and approved in writing by the local planning authority. These details must include:

- (a) Full elevations (metrically scaled); and
- (b) Appearance, type of external materials and colour.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

14. Prior to occupation of any part of the development hereby approved, a visibility splay must be provided in full accordance with the details indicated on the approved Landscaping Planting Plan (drawing number: 0020/17/B/1A). The splay must 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 interest of highway safety in accordance Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

15. Prior to occupation of any part of the development hereby approved, the car park, pedestrian footways, cycleways, servicing / loading / unloading and turning areas must be laid out, surfaced, demarcated and drained in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that adequate vehicular and pedestrian access is provided prior to occupation in the interests of highway safety and in accordance with Policy M5, M6 and M14 of the Welwyn Hatfield District Plan 2005, Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

16. Notwithstanding the Phase II Geo-Environmental Site Investigation and Risk Assessment (by Roberts Environmental Ltd, October 2017, Reference: 170703.R.001), submitted and approved under application 6/2018/0827/COND, in the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved remediation scheme.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with Policy R2 & R7 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

17. No loading, unloading, deliveries or collections shall take place other than between the hours of 7am and 7pm Monday to Saturday and 10am to 7pm on Sundays.

REASON: To protect the living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

18. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON: To protect the living conditions of future occupiers of the site and existing residential properties in the near vicinity to the development in accordance with Local Plan Policies D1 and R20 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

DRAWING NUMBERS

19. 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
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(9-)2	H	Proposed Site Plan	22 November 2018
(00) 2-2		Proposed Ground Floor Plan - Original Planning Overlay	22 November 2018
(00) 3	D	Proposed First Floor Plan	22 November 2018
(00) 3-1	B	Proposed First Floor Plan	22 November 2018
(00) 3-2		Proposed First Floor Plan - Original Planning Overlay	22 November 2018
(00) 4-1	B	Proposed Second Floor Plan	22 November 2018
(00) 4-2		Proposed Second Floor Plan - Original Planning Overlay	22 November 2018
(00) 5-1		Proposed Roof Plan	22 November 2018
(9-) 3	A	Existing Topographical Survey	22 November 2018
(21) 1		Proposed South West And North East Elevation	22 November 2018
(21) 1	B	Proposed Elevations 1 of 2	22 November 2018
(21) 1-1		Proposed Elevations 1 of 2 - Original Planning Overlay	22 November 2018
(21) 2-1		Proposed Elevations 2 of 2 - Original Planning Overlay	22 November 2018
(21) 2	B	Proposed Elevations 2 of 2	22 November 2018
(21) 2-1		Proposed Elevations 2 of 2 - Original Planning Overlay	22 November 2018
0020/17/B/2	A	Landscape Planting Plan - Eastern Area	22 November 2018
0020/17/B/3	B	Landscape Planting Plan - Northern Area	15 February 2019
0020/17/B/4	B	Landscape Planting Plan - Southern Area	15 February 2019
0020/17/B/5	B	Landscape Planting Plan - Schedule And Details	15 February 2019
0020/17/B/6	A	Landscape Planting Plan - Roof Terrace Schedule And Details	22 November 2018
(9-) 1	A	Existing Site Location Plan	22 November 2018
SK601		Surface Water Strategy	22 November 2018
0020/17/B/1	A	Landscape Planting Plan - Overview	22 November 2018

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 paragraph 38 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. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The development will involve the numbering of properties and/or the naming of new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. Biodiversity enhancements should be considered and could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries, green roofs, wildflower / wetland / pond areas, etc. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.
4. The removal of trees and shrubs should be avoided during the bird breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.
5. 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 <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
6. 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 <http://www.hertsdirect.org/services/transtreets/highways/> or by

telephoning 0300 1234047.

7. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Determined By:

Mr Chris Carter
15 March 2019