



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

S6/2002/98/FP

ALTERATION TO LISTED FLIGHT HANGER FOR USE AS A MEMBERS CLUB PROVIDING A RANGE OF SPORTS, LEISURE AND SOCIAL FACILITIES TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING. (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING CONSENT S6/1999/1064/OP)

at: FORMER COMET HANGER, HATFIELD AERODROME, COMET WAY, HATFIELD

Agent Name And Address

STEPHEN LIMBRICK ASSOCIATES,
5TH FLOOR,
ALEXANDRA WAREHOUSE,
WEST QUAY,
THE DOCKS,
GLOUCESTER
GL1 2LG

Applicant Name And Address

ARLINGTON PROPERTY
DEVELOPMENTS LTD,
ARLINGTON HOUSE,
ARLINGTON BUSINESS PARK,
THEALE,
READING,
BERKS
RG7 4SA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 15 January, 2002 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 91 of the Town and Country Planning Act 1990.

2. Before construction works commence on site, full details' of the materials to be used in the construction of the development hereby permitted, including the surfacing materials to be used in any external areas of the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved materials shall be used unless agreed otherwise in writing with the Local Planning Authority in advance.

REASON

To protect the character and appearance of the Listed Building.

Continuation ...

3. Prior to the commencement of development full details of any floodlights or other means of artificially illuminating any part of the site shall be installed and/or operated and their hours of operation, whether or not in association with the use of the site hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any such scheme shall be implemented, used, retained and maintained in the approved form.

REASON

To enable the Local Planning Authority to retain adequate control over such illumination in the interests of residential amenity.

4. Prior to the commencement of development full details of any amplified speech/music or other form of public address system to be broadcast or operated on any part of this site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any such scheme shall be implemented, retained and maintained in the approved form.

REASON

To enable the Local Planning Authority to retain adequate control over such amplified speech or music, in the interests of residential amenity.

5. No development shall commence before plans and particulars showing precise details of any gates, fence, walls or other means of screening or enclosure to be erected within the site have been submitted and approved in writing by the Local Planning Authority. Thereafter any such agreed details shall be implemented, retained and maintained in the approved form and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 2, Class A of Schedule 2 shall not apply to any part of the application site.

REASON

To protect the setting of the Listed Building.

6. The use of the building may not commence before the access arrangements, parking spaces, cycle parking spaces and service arrangements as shown on the approved drawing 664 PL017 Rev E have been laid out and constructed in their entirety and made available for use. Thereafter the said parking areas shall be retained and maintained in their approved form and used solely for the parking of vehicles and for no other reason which would impede vehicle parking.

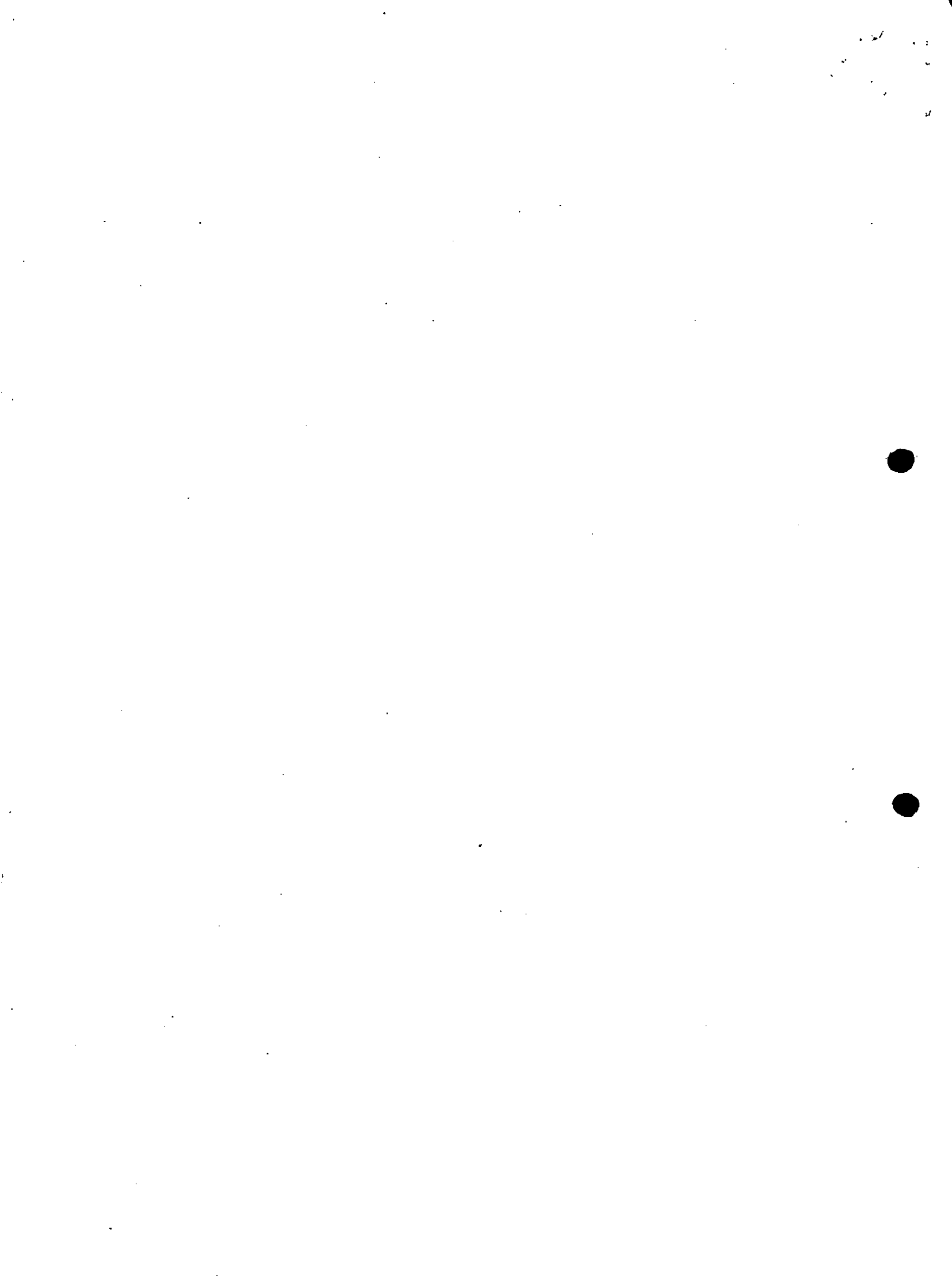
REASON

To enable the Local Planning Authority to secure satisfactory provision for the parking of vehicles in the interests of highway safety.

7. The use of the building may not commence before detailed drawings of the site access and link road to the Spine Road, as shown in principal in drawing 6763/479, have been submitted to and approved in writing by the Local Planning Authority and thereafter constructed in their entirety and made available for use.

REASON

To enable the Local Planning Authority to secure satisfactory provision for the free and safe flow of traffic on the highway network in the interests of highway safety.



Continuation ...

8. Prior to the commencement of development full details of any CCTV equipment or signage to be installed and/or operated, whether or not in association with the use of the site hereby permitted and the feature tennis court to the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any such scheme shall be implemented, retained and maintained in the approved form.

REASON

To enable the Local Planning Authority to retain adequate control over such details to protect the character and setting of the Listed Building.

9. The bedrooms permitted in the first floor of the building as indicated in drawing no 664 PL 039 shall be used only in association with and ancillary to the sports and leisure facilities permitted and shall at no time be used, let or occupied for other independent commercial, business or leisure purposes.

REASON

The application site is located within the Former Hatfield Aerodrome, Comet Way, Hatfield wherein outline planning permission has been given under S6/1999/1064/OP for the redevelopment of the site and consent is only given for works of conversion to enable recreational use of the existing listed hanger. This is a detailed application following the approval of outline consent and therefore the Local Planning Authority would wish to retain adequate control over the use of the bedrooms and ensure that they do not have an unrestricted use.

10. Prior to the commencement of development full details of the services strategy (inclusive of any extract ventilation system) and the proposed remedial works to the listed hanger building as well as a scheme of methodology for their implementation shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with any such agreed programme.

REASON

To enable the Local Planning Authority to retain adequate control over such details to protect the character and setting of the Listed Building.

11. No development shall commence until a detailed landscaping scheme relating to the proposed access road to facilitate the permitted development, as indicated on the approved plans 664 PL017 Rev E and 6763/479, has been submitted to and approved in writing by the Local Planning Authority in accordance with Condition Nos 1 and 6 of planning permission reference S6/1999/1064/OP. The scheme shall show:

- i) which existing trees, shrubs and hedges are to be retained or removed.
- ii) which new planting is proposed, together with details of species, size and method of planting.
- iii) 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, 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.

Continuation ...

REASON

To enhance the visual appearance of the development.

APPROVED PLAN NUMBER(S):

6763/479 & 664/PL029 & 664/PL028 & 664/PL20A & 664/PL21A & 664/PL22A & 664/PL027A & 664/PLO28A & 664/PL025A & 664/PL026A & Existing Site Photographs (External & Internal) & Existing Detail Photographs (External) & Existing Detail Photographs (Internal) & 664/PL017E & 664/PL014B & 664/PL015B & 664/PL016B & 664/PL019C & 664/PL18C & 664/PL24B & 664/PL23B & External Views (3D Computer Generations) & Internal Views (3D Computer Generations) & 664/PL030 & 664/PL035 & 664/PL036 & 664/PLO37 & 664/PL038 & 664/PL039 & 664/PL040 & 664/PL042C & 664/P041/B & 544-01A & 544-02

Date: 11/6/02

Signed
Chief P



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