



# 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

S6/2003/380/FP

**CONVERSION OF EXISTING ACCOMMODATION BLOCK AND HANGER, TO  
TWENTY FOUR RESIDENTIAL UNITS AND CAR PARKING**

**at: ASTWICK MANOR, COOPERS GREEN LANE, HATFIELD**

### Agent Name And Address

CARDEN & GODFREY ARCHITECTS,  
9 BROAD COURT,  
LONG ACRE,  
LONDON,  
WC2B 5PY

### Applicant Name And Address

CITY & COUNTRY RESIDENTIAL,  
BENTFIELD PLACE,  
BENTFIELD ROAD,  
STANSTED,  
ESSEX  
CM24 8HL

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 18/03/2003 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. The parking, turning and loading space shown on the plan 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 parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

3. Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of the improvement works to be carried out to the junction between the access road to the site and the Coopers Green Lane. Those works, shall be implemented as agreed (or as subsequently agreed to be amended) prior to the commencement of the development involving the conversion of the existing buildings on the site.

### REASON

In the interests of highway safety.

## Continuation ...

4. Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of the sound and thermal insulation to be provided in the converted hanger building.

### REASON

To ensure that it is certain that a conversion can be undertaken that will meet current building regulation requirements prior to work commencing. (Note- this condition does not require the submission of a Building Regulations application to the Local Authority or other organisation)

5. Notwithstanding the details of the design of the new entrance feature for the accommodation block, shown on drawing no 4274/55A, prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of a revision to the design of that feature. Once agreed the proposals shall be implemented as such.

### REASON

In order to secure a detailed treatment of the building which is not incongruous with its existing design and given the proximity to the listed manor house.

6. Notwithstanding the details of the car parking layout on the site, shown on drawing 4274/52, prior to the commencement of development there shall be submitted to and agreed in writing by the Local Planning Authority a revision to those details which shall show a less formalised approach to the car parking provision. Once agreed the revised car parking details shall be laid out as such and made available for use prior to the occupation of the buildings. The car parking provision shall subsequently retained and made available for use at all times that the buildings are in use for the permitted purpose.

### REASON

In order to ensure the provision of car parking in a less formalised form, bearing in mind the proximity of the proposals to the listed manor house and to ensure its provision and retention in the longer term.

7. Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of mitigation and other measures that will be implemented to ensure that the accommodation block (and area) remains a suitable habitat for bats both during construction works and thereafter. Once agreed, the measures shall be implemented as such.

### REASON

To ensure that the habitat for the protected bat species is not harmed and is retained in the longer term.

8. Prior to the commencement of the development there shall be submitted to, and agreed in writing by the Local Planning Authority, details of a scheme of recording of the historical interest of the buildings proposed to be converted, including the details of the production of the record of that recording. Once agreed, the scheme shall be implemented and the record produced as agreed.

### REASON

In order to ensure that any historical interest in the buildings which may be lost as a result of the conversion works, is recorded.

**Continuation ...**

9. Prior to the commencement of development there shall be submitted to and agreed in writing by the Local Planning Authority details of a scheme for the investigation of land contamination on the site. Once agreed the scheme of investigation shall be implemented as such and subsequently details of any measures necessary to ensure prevention of pollution to the water environment shall be submitted to and agreed in writing by the Local Planning Authority. Those measures shall be implemented as agreed prior to the occupation of the development.

**REASON**

In order to avoid pollution to the water environment.

10. Prior to the commencement of development there shall be submitted to and agreed in writing by the Local Planning Authority details of the means of foul and surface water drainage from the site. Once agreed those details shall be implemented as such and be made available for use prior to the occupation of the development.

**REASON**

In order to avoid pollution to the water environment and in the interests of public health.

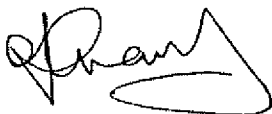
11. Notwithstanding the details set out on drawing number 4274/52 no railings shall be erected to the west of the new element of the driveway to be created until the location of them has been submitted to and agreed in writing by the Local Planning Authority. Once agreed the location of the railings shall be as such.

**REASON**

In order to ensure that the location of any railings does not jeopardise the health of the existing trees on the site located to the west of the new driveway.

**APPROVED PLAN NUMBER(S):** 4274/50, 4274/52, 4274/54, 4274/55A, 4274/56, 4274/57, 4274/58A, 4274/59, 4274/60A, 4274/61, 4274/62. **AND SUPPLEMENTARY DOCUMENTS RECEIVED** 04/09/03.

**Date:** 19/11/2003



Chris Conway  
Chief Planning and Environmental Health Officer