



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2015/121/FP

Change of use from a dwellinghouse (C3 use) to a House in Multiple Occupation (C4 use) for 6 tenants

at: 19 Walker Grove Hatfield

Carriage Return

Applicant Name And Address

Mr D Randhawa
2 West Common
Harpenden
AL10 9PL

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 21/01/2015 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works must not be started and completed other than in accordance with the approved plans and details: Site Location Plan (1:1250) & Block Plan (1:500) & Floor Plans received and dated 21 January 2015 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

PRE-DEVELOPMENT

3. The building shall not be occupied as a House in Multiple Occupation until details of the location and design of the refuse bin and recycling materials storage areas have been submitted to and approved by the Local Planning Authority. Subsequently, the development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing. The location shall be retained in that form thereafter.

Continuation ...

REASON: To ensure that there is adequate waste and recycling storage in accordance with criterion HMO4 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and to protect the residential amenity of the occupiers and adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

4. The building shall not be occupied as a House in Multiple Occupation until details of the location and design of an outdoor clothing drying area has been submitted to and approved by the Local Planning Authority. Subsequently, the development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing. The outdoor drying area shall be retained in that form thereafter.

REASON: To ensure that there is an outdoor clothing drying area in accordance with criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012, to protect the residential amenity of the occupiers, and in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

5. The building shall not be occupied as a House in Multiple Occupation by more than six individuals.

REASON: To prevent intensification of the use and to protect the residential amenity of the occupiers and character of the surrounding area and in accordance within Policies D1, D3 and D7 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

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 Councils website or inspected at these offices).

INFORMATIVES:

1. Noise can transfer between buildings. This can be indirectly through the structure itself (flanking transmission) or directly through the separating wall into the neighbouring property. This can be a particular concern with houses in multiple occupation in proximity to other residential uses. Some existing buildings do not meet the current noise insulation standards. Therefore it is strongly recommended that all possible measures are taken to reduce noise transfer from houses in multiple occupation by improving sound insulation. In addition, self closing doors installed for reduce spread of fire can cause problems of impact noise. Self closers should be adjusted so the doors do not slam shut.

For more information please refer to:

- BS 8233:1999 Sound insulation and noise reduction for buildings (Code of Practice).
- BS EN ISO 140 Measurement of sound transmission
- Building research establishment paper "Improving Sound Insulation In Homes". An information paper provided by the BRE acoustics team

Note: for all HMO planning applications that are not detached properties.

Continuation ...

2. Management Regulations for Houses in Multiple Occupation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All houses in multiple occupation must comply with the Management Regulations 2006 under the Housing Act. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

3. Health and Safety for all rented property under the Housing Act

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All rented property must comply with the Housing Health and Rating System under the Housing Act. This requires all rented accommodation to be free of category 1 hazards in any of the 29 prescribed categories. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

4. Licensing Houses in Multiple Occupation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Under the Housing Act 2004, a house in multiple occupation is required to be licensed by statute where: the house in multiple occupation or any part of it comprises three storeys or more and is occupied by five or more persons living in two or more single households. For licensing contact the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

5. Landlord Accreditation for Houses in Multiple Occupation

Partnership Accreditation for Landlords Code of Standards is a Welwyn Hatfield Borough Council and University of Hertfordshire initiative to recognise good Landlords and Agents. Further information is available at www.PAL-online.org.uk

Note: for all HMO planning applications.

Date: 21/05/2015



Colin Haigh
Head of Planning