



# WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE  
Telephone Welwyn Garden 331212 (STD Code 0707)

## DECISION NOTICE

Ref N°

S6/0223/91/OP

### TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Demolition of existing buildings; redevelopment of land and buildings for purposes within Classes B1, B2 and B8; improvements to Manor Road and provision of associated car and lorry parking at Land at Dynamics site, Hatfield Aerodrome, Manor Road, Hatfield.

To:  
Scott Brownrigg & Turner  
Bradstone Brook  
Shalford  
Guildford, Surrey GU4 8HT

For:  
British Aerospace PLC/Arlington  
Property Developments Ltd  
1 Brewer's Green  
Buckingham Gte, London SW1H 0RH

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, in accordance with the provisions of Article 7(1) of the Town and Country Planning General Development Order 1988, the development proposed by you in your outline application received with sufficient particulars on 25th March 1991 and shown on the plans accompanying such application, subject to the following conditions:-

1. Any part of development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design and external appearance of the building(s) and the means of access thereto and the landscaping for that part of the site which shall have been approved by the Local Planning Authority, or in default of agreement by the Secretary of State for the Environment, before any development is commenced.

#### REASON

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

2. a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 5 years commencing on the date of this notice.
- b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
  - i) the expiration of a period of 8 years commencing on the date of this notice.



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- ii) the expiration of a period of 3 years, commencing on the date upon which final approval is given by the Local Planning Authority or by the Secretary of State, or in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

### REASON

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
  - (1) which existing trees, shrubs and hedges are to be retained or removed.
  - (2) which new planting is proposed, together with details of species, size and method of planting.
  - (3) 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 first season in which they are planted die, 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.

### REASON

To enhance the visual appearance of the development.



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4. Before any construction works commence on any part of the site, full details or samples of the materials to be used in the external construction of the development on that part of the site hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

### REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

5. The parking, turning and loading space within any part of the site shall be shown on a plan to be approved in writing by the Local Planning Authority and 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 permanently 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.

6. Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

### REASON

To ensure that the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.

7. No obstruction to public right of way No.33 shall take place during construction of the development hereby approved or at any other time.

### REASON

In order to maintain the right of pedestrians to use this public right of way without obstruction.



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8. Full details of any external lighting to any part of the site shall be submitted to and be approved in writing by the Local Planning Authority before any works commence on that part of the site.

**REASON**

In order to ensure that the amenities of residents living in the vicinity of the site are taken into account in designing, positioning and locating the external lighting associated with this development.

Date : 12th May 1992.

Signed:   
Chief Planning Officer