



WELWYN HATFIELD COUNCIL

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

DECISION NOTICE

Town Planning Ref. No:

Other Ref. No.: S6/0171/87/FP

TOWN AND COUNTRY PLANNING ACT 1971 AND 1972

Change of use of existing racing association headquarters to residential, comprising conversion and extension to form 38 dwellings with associated car parking and access, and erection of one detached house with garage at Hook Kennels, Northaw, Herts.

To:

Hertford Planning Services
98-100 Fore Street
Hertford
Herts SG14 1AB

For:

Ashdale Developments Ltd
2nd Floor, Corner House
6-8 The Wash
Hertford, Herts

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 6th April 1987 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 on this notice.

REASON

To comply with the requirements of section 41 of the Town and Country Planning Act 1971.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and 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) what new planting is proposed, together with details of the 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 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, unless the Local Planning Authority gives written consent to any variation.



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Continued...

REASON

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

3. Notwithstanding the details shown on the submitted drawings, full details of the proposed ponds and water features together with associated retaining works shall be submitted for approval concurrently with condition (2) above.

REASON

Insufficient details have been provided with this application and the Local Planning Authority would wish to fully assess the impact of this proposal on the environment.

4. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

REASON

The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

5. All those buildings shown on drawing D1514 as being demolished shall be so demolished and the land reinstated to grass or landscaping unless otherwise agreed in writing by the Local Planning Authority before any of the dwellings hereby approved are occupied.

REASON

The site is located within the Metropolitan Green Belt where there is a general presumption against development and planning permission has only be granted on the basis of the need to find an alternative use for the site and to secure a general environmental improvement.

6. Notwithstanding the details shown on the submitted drawings the treatment of the link access road from the new internal access road to Hook Lane shall be agreed in writing by the Local Planning Authority before any work commences.

REASON

In order that the Local Planning Authority can fully assess the impact of the proposed link road on neighbouring residents and consider suitable alternative locations.

Date :31st July 1987

Signed: 

Tony Moore

Director of Environmental & Planning Services