



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/2661/FP

**INSTALLATION OF CAR LIFT BENEATH THE PARKING AREA (IN
ASSOCIATION WITH RETENTION OF EXISTING DWELLING AS APPROVED
S6/2009/0222/FP)**

at: WEST LODGE COOPERS LANE NORTHAW POTTERS BAR

Agent Name And Address

MR S KNIGHT
WOOLMERS PARK
LETTY GREEN
HERTFORD
SG14 2NX

Applicant Name And Address

MR JON O'BRIEN
12 TOTTERIDGE VILLAGE
LONDON
N20 8JP

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 10/12/2009 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall 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 shall not be started and completed other than in accordance with the approved plans and details: NGS/010 & NGS/013 & CP039A & Arboricultural Implication Study and Tree Protection Strategy received and dated 10th December 2009 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.

3. Details shall be submitted to the Local Planning Authority, prior to the commencement of the development hereby permitted, detailing how all surface water drainage and any hydraulic liquid from the car lift and maintenance shaft shall be only discharge via a sealed drainage system to an appropriate oil interceptor/separator prior to discharge. The outlet from the oil separator shall be provided with a cut-off valve to prevent flow in the event of discharge being significantly polluted. The approved details shall subsequently be implemented during construction and retained thereafter.

REASON: To reduce the risk of the trees being exposed to hazardous liquids, to ensure their long-term health in accordance with policy D8 and R17 of the Welwyn Hatfield

Continuation ...

District Plan.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2 and PPG13 , East of England Plan 2008 SS1, T14, ENV2 and ENV7 and development plan policies SD1, GBSP1, R3. R17, M14, D1, D2, D8, RA4 and RA10 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 04/02/2010

A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Development Control