



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2009/218/FP

ERECTION OF REPLACEMENT TWO BEDROOM DWELLING INCORPORATING THE INSTALLATION OF FOUR SEMI-DORMER WINDOWS TO FRONT AND REAR ELEVATION, MINOR VARIATION TO PLANNING APPROVAL S6/2006/1596/FP, INCLUDING SIDE EASTERN EXTENSION, REVISED FENESTRATION, ALTERATIONS TO THE FRONT PORTICO AND OMISSION OF THE GARAGE BLOCK

at: WEST LODGE COOPERS LANE NORTHAW

Agent Name And Address

MR ROBIN PEARSON
PEARSON ASSOCIATES
10 CLIFFORD ROAD
BARNET
EN5 5PG

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 30/01/2009 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 (PA1/001 & PA1/002 & PA1/003 & PA1/004 & PA1/005 & PA1/006 & PA1/007 received and dated 30 January 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.

Continuation ...

3. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure and boundary treatments
- c) car parking layout
- e) hard surfacing, other hard landscape features and materials
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005

4. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

5. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Continuation ...

(c) The erection of fencing for the protection of any retained tree, shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837 (2005) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials shall be removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition retained tree or shrub means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 2: Green Belts.

7. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13 Transport

8. Details of any external lighting proposed to be erected within the site at any time during the lifetime of the building shall be submitted to the Local Planning Authority for prior consideration; thereafter any scheme approved by the Local Planning Authority in writing shall be carried out, completed and retained thereafter only in accordance with the approved details.

REASON: In the interests of the amenity of the area in accordance with Planning Policy Guidance Note 2: Green Belts and policy D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

9. Details of the proposed measures to minimised water consumption through means such as the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use shall be submitted to the Local Planning Authority for prior consideration; thereafter any scheme approved by the Local Planning Authority in writing shall be carried out, completed and retained thereafter only in accordance with the approved details.

REASON: In the interests of the amenity of the area in accordance with policy SD1 of the Welwyn Hatfield District Plan 2005 and policy SS1 of the East of England Plan 2008.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS3 and PPG13, East of England Plan 2008 policies 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: 12/03/2009

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

Tracy Harvey
Head of Development Control