



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2005/1517/MA

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 21 AFFORDABLE RESIDENTIAL UNITS WITH ASSOCIATED VEHICLE ACCESS, PARKING, STORAGE AND LANDSCAPING. FORMATION OF NEW PEDESTRIAN FOOTPATH AND CONSTRUCTION OF PUBLIC CAR PARK

at: LAND OPPOSITE 96-102 LEMS福德 LANE, WELWYN GARDEN CITY,

Agent Name And Address

HEPHER DIXON,
BRIDEWELL GATE,
9 BRIDEWELL PLACE,
LONDON
EC4V 6AW

Applicant Name And Address

GENISIS HOUSING GROUP,
CAPITAL HOUSE,
25 CHAPEL STREET,
NW1 5DT

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 07/12/2005 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 3 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990. (as amended)

2. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development 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.

3. 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

Continuation ...

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.

REASON

To enhance the visual appearance of the development.

4. Prior to the commencement of the development hereby permitted, details relating to the protection of trees will be submitted to and approved in writing by the Local Planning Authority. The details should include plans of the actual line of the fencing to be erected, as well as the type of fencing to be used. The protective fencing is to be erected prior to the commencement of works on site (including demolition) and during the construction period on site no materials whatsoever shall be stored, fires started or service trenches dug underneath the crowns of the protected trees within the site. The fencing shall be retained in its approved position until the completion of development or unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the preservation of trees to be retained within the site to protect the character and appearance of the area and comply with Policy R17.

5. A visibility splay of minimum 4.5 metres x 90 metres shall be maintained in both an easterly and westerly direction from the highway boundary (Junctions of Places, Streets and Movement A good practice guide) for the crossovers. Such visibility shall not be obstructed by any fencing or proposed development or landscaping under the control of the applicant, between a height of 0.6 m and 2.0 m above the carriageway (Standard 3.68 of Design Bulletin 32 Residential Roads and Footpaths).

REASON

In the interests of Highway safety and efficiency and to demonstrate that the standard can be achieved.

6. A pedestrian visibility splay of 2.0m x 2.0m shall be maintained to the east and west from the entrance to the site as well as at the proposed new crossover for the replacement car park. Such visibility shall not be obstructed by any fencing or proposed development or landscaping under the control of the applicant, between a height of 0.6 m and 2.0 m above the carriageway (Standard 3.68 of Design Bulletin 32 Residential Roads and Footpaths).

REASON

To ensure the proposed development does not prejudice the safety of pedestrians and operation of the public highway and that the proposal meets the requirements of Roads in Hertfordshire A Guide for New Developments.

7. Before any other works of construction or site preparation are begun, the vehicular access hereby permitted shall be marked out and within 14 days of that marking out, it shall be constructed to base course level for a distance of 10m from the highway boundary.

REASON

Continuation ...

To provide a satisfactory access into the site for construction traffic, in the interests of highway safety.

8. The development shall not be occupied until the crossovers, car parking and turning areas have been constructed, surfaced and permanently marked out. The car parking and turning areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time.

REASON

To ensure that adequate parking is provided at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway, or the amenities and convenience of existing local residents and businesses.

9. Before development commences, additional layout plans, drawn to an appropriate scale, must be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which clearly demonstrate the altered T-junction is constructed and contains the features required of a Minor Access Road, as per Roads in Hertfordshire – A Guide for New Developments.

REASON

To ensure that the modified access meets the current standards, as required by Roads in Hertfordshire A Guide for New Developments.

10. Before development commences, additional layout plans, drawn to an appropriate scale, must be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which clearly demonstrate the spine road is constructed and contains the features required of a Minor Access Road, as per Roads in Hertfordshire A Guide for New Developments.

REASON

To ensure that the modified access meets the current standards, as required by Roads in Hertfordshire A Guide for New Developments.

11. Before development commences, additional layout plans, drawn to an appropriate scale, must be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which clearly demonstrate the remainder of the internal road network is constructed and contains the features required of a Shared Surface Road, as per Roads in Hertfordshire A Guide for New Developments.

REASON

To ensure that the modified access meets the current standards, as required by Roads in Hertfordshire A Guide for New Developments.

12. Prior to the commencement of development, details of the method of washing of vehicle wheels exiting the site shall be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority, and the agreed method shall be operated at all times during the period of site works.

REASON

In the interests of Highway safety and efficiency.

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

14. Construction work at the site shall only take place between the hours of 8am and 6pm Monday to Friday, and 10am and 2pm on Saturdays and not at all on Sundays or Bank Holidays.

REASON

To safeguard the residential amenities of the occupiers of those properties adjoining the site from undue noise and disturbance during the construction of the development

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C, D, E and F and Part 2 Classes A and B of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

In order to enable the Local Planning Authority to control development which could have a harmful impact upon the architecture and design of the development and to ensure that the dwellings retain a reasonable area of private amenity area, and comply with Policy D1, D2 of the Welwyn Hatfield District Plan and the Supplementary Design Guidance.

16. Notwithstanding the submitted plans hereby approved, details of bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority and shall be provided prior to first occupation of the units that they will serve and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to ensure the acceptable appearance of the development and to ensure the retention of cycle storage and refuse facilities.

17. Prior to first occupation of the dwellings hereby approved, each house shall have a composting unit within its garden area and a rain water butt, details of which are to be agreed in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To assist in providing a sustainable development in line with Policy SD1.

18. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON

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The site lies in close proximity to Area of Archaeological Significance No. 11 where there is a reasonable likelihood of the discovery of significant archaeological remains and to comply with R29 of the Welwyn Hatfield District Plan 2005.

19. No development shall take place within the development site until the applicant has provided a methodology and plan indicating the arrangements to be made during the construction process for on-site parking, loading and unloading of materials, storage of materials and provision of site accommodation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The plan and methodology so approved shall be implemented in full during the totality of the construction process.

REASON

In order to prevent work at unsociable hours, and in order to protect the amenity of occupiers of residential property in close proximity to the application site.

20. No development subsequent to the excavation of the foundation of each of the dwellings hereby approved shall be executed until setting out and finished floor levels of each dwelling has been inspected and agreed by the Local Planning Authority. Subsequent to that the development shall be continued as agreed in these respects, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.

21. Before the development is commenced, a Phase 1 Assessment in respect to contaminated land shall be carried out to establish a historical record of the site that should establish whether there have been any potential contaminative uses on the site itself or nearby land; identify the presence of any receptors, existing and proposed; and establish whether the potentially contaminative use could impact on receptors at the site or its neighbourhood. This assessment shall then be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON

To prevent pollution of the water environment.

22. Prior to the commencement of development details of the hardsurfacing materials to be used within the site will be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the details as agreed.

REASON

To ensure the character and appearance of the development is acceptable and comply with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005.

23. Prior to the commencement of development details of the boundary treatments proposed shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the details as agreed.

REASON

To ensure the character and appearance of the development is acceptable and comply with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005.

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24. Prior to the commencement of development of the public car park a scheme of lighting within the public car parking area shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be completed on site in accordance with the details as approved unless agreed in writing by the Local Planning Authority.

REASON

To ensure an acceptable level of lighting within the car park and a scheme which will not be harmful to the character of the area or adjacent highway.

REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as the development proposed is in keeping with the character and appearance of the surrounding area in terms of scale and design, does not result in unacceptable overlooking or loss of privacy and does not have any unacceptably dominating impact with regard to neighbouring uses.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

POLICY 25, 29

Welwyn Hatfield District Plan 2005:

R1, R19, R25, R26, R29, M1, M5, M14, H1, H7, H8, CLT1, D1, D2

Supplementary Design Guidance

Supplementary Planning Guidance

INFORMATIVES

1. Works to be undertaken on the adjoining Highway, shall be constructed to the specification of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire – A Guide for New Developments. Before proceeding with the proposed development, the applicant shall contact the Mid West Highways Area office to obtain their permission/requirements.

APPROVED PLAN NUMBER(S): 002 & 003 & 004 & 005 & 006 & 007 & 008 & 009 & 010 & 011 & 012 & 013 & 014 & 015 016 & 017 & 018 & 019 & 020 & 021 & 022 & 023 & 024 & 025 & 596.1 & 109 REV G & SUPPORTING DESIGN STATEMENT RECEIVED 07/03/06 & 105 REV E RECEIVED 09/03/06.

Date: 16/03/2006

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A handwritten signature in black ink, appearing to read "Chris Conway". The signature is stylized with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer