



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2004/873/FP

ALTERATIONS AND CONVERSION OF BUILDING INTO ONE 1 BEDROOM AND FIVE 2 BEDROOM APARTMENTS WITH 12 CAR PARKING SPACES.

at: THE ACCOMODATION BLOCK, ASTWICK MANOR, COOPERS GREEN LANE, HATFIELD,

Agent Name And Address

THE R M PARTNERSHIP
HARBOURNE HOUSE,
80 HIGH STREET,
BUSHEY
WD233HD

Applicant Name And Address

DENHAM LAND DEVELOPMENTS LTD.
DENHAM FARM,
QUINTON,
AYLESBURY,
HP224AL

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 14/06/2004 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 of this notice.
2. This permission does not extend to approval of the type, colour and finish of materials to be used for the external surfaces and roofing of the development as described on the application form and/or annotated on the drawings which are the subject of this permission. Samples of materials to be used on all external surfaces shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on site. The development shall be carried out in accordance with the details so approved.

REASON

To ensure that the finished appearance of the building is satisfactory. To comply with Supplementary Design Guidance of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002.

3. The parking spaces shown on the plan hereby approved 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 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. To comply with GEN 4 of the Welwyn Hatfield District Plan Alterations No1, 1998.

Continuation ...

4. Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of the improvement works to be carried out to the junction between the access road to the site and the Coopers Green Lane. Those works, shall be implemented as agreed (or as subsequently agreed to be amended) prior to the commencement of the development involving the conversion of the existing buildings on the site.

REASON

In the interests of highway safety. To comply with GEN 4 of the Welwyn Hatfield District Plan Alterations No1, 1998

5. Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of mitigation and other measures that will be implemented to ensure that the accommodation block (and area) remains a suitable habitat for bats both during construction works and thereafter. Once agreed, the measures shall be implemented as such.

REASON

To ensure that the habitat for the protected bat species is not harmed and is retained in the longer term. To comply with Policy R13 of Welwyn Hatfield District Plan Review Deposit Draft, June 2002.

6. Prior to the commencement of the development there shall be submitted to, and agreed in writing by the Local Planning Authority, details of a scheme of recording of the historical interest of the building proposed to be converted, including the details of the production of the record of that recording. Once agreed, the scheme shall be implemented and the record produced as agreed.

REASON

In order to ensure that any historical interest in the buildings that may be lost as a result of the conversion works, is recorded. To comply with Policy R27 of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002.

7. Before the development is commenced an investigation of the site shall be carried out in accordance with BS 10175:2001 British Standards Institution Code of Practice, "The Investigation of Potentially Contaminated Sites" to identify possible contamination, and to assess the degree and nature of any contamination present. If a hazard or hazards are identified on the site from any form of contamination the results of the investigation shall be utilised to carry out a site specific risk assessment to consider risks to future users of the site, water resources, surrounding land and property, wildlife, cultivated trees and plants, building materials, and any other persons who may be affected. If the risk assessment identifies unacceptable risk or risks, a detailed remediation strategy containing measures necessary to remove, neutralise or isolate the contamination shall be provided. Details of such investigation, assessment and remediation measures shall be submitted to and agreed in writing with the Local Planning Authority before development commences and the development shall thereafter proceed and be completed in accordance with the approved details prior to occupation of any of the dwellings unless otherwise agreed in writing with the Local Planning Authority. The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority as soon as it is discovered.

Continuation ...

REASON: To ensure that any site contamination is dealt with safely in the interests of preventing pollution of the environment, the health and safety of the public and users of the development. To comply with Policy R2 of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002

8. Prior to the commencement of development there shall be submitted to and agreed in writing by the Local Planning Authority details of the means of foul and surface water drainage from the site. Once agreed those details shall be implemented as such and be made available for use prior to the occupation of the development.

REASON

In order to avoid pollution to the water environment and in the interests of public health. To comply with Policy R9 of the Welwyn Hatfield District Plan Review Revised Deposit Version, June 2002.

REASONS FOR APPROVAL

The proposal is acceptable and satisfies all relevant policies of the Hertfordshire Structure Plan Review 1991- 2011, Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003) together with the Welwyn Hatfield District Plan Alterations No 1 and emerging policies in the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and Supplementary Design Guidance.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

PPG2, PPG15

Hertfordshire Structure Plan Review 1991- 2011:

5, 38

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):

5, 38 Design and Quality of Development

Welwyn Hatfield District Plan Alterations no 1 1998:

GB1, BEV 15, BEV 16, CR11

Welwyn Hatfield Review District Plan Deposit Draft, June 2002:

GBSP1, D1, D2, RA1, RA19, R13, R23, R27

Supplementary Design Guidance

Supplementary Planning Guidance - Parking Standards (Adopted January 2004)

Continuation ...

**APPROVED PLAN NUMBER(S): Site & Plan Location 24903/101 Received on 07.06.04
& 24903/100 B Received 01.07.04**

Date: 07/09/2004

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

**Chris Conway
Chief Planning and Environmental Health Officer**