



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

N6/2006/1124/FP

ERECTION OF 48 NO. DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS

at: CHEQUERSFIELD, WELWYN GARDEN CITY,

Agent Name And Address

TETLOW KING LTD,
LONE BARN STUDIOS,
STANBRIDGE LANE,
ROMSEY
SO51 0HE

Applicant Name And Address

GEORGE WIMPEY NORTH LONDON LTD,
C/O AGENT

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 23/08/2006 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building and the parking areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON

To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Prior to the commencement of the development hereby granted, details and elevations showing the design of the refuse bin/recycling materials storage and cycle parking areas shall be submitted to and approved by the Local Planning Authority. These stores shall be provided prior to the first occupation of the units to which they relate and shall be retained in that form thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and because the submitted plans do not contain sufficient details of the design of these stores.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, R1, R2, R17, R19, M1, M5, M14, H1, H6, H7, H8, OS3, D1, D2), 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).

APPROVED PLAN NUMBER(S): LP.01 & F1.e & F2.pe & F3.e & F4.pe & F5.e & F1.p & F3.p & F5.p & SL.01 received and date stamped 23rd August 2006

Date: 23/02/2007



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