



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1152/FP

Change of use from Class B1/B2 to a flexible use comprising of B1, B2 & B8

at: Belgrave House Hatfield Business Park Frobisher Way HATFIELD Carriage Return

Agent Name And Address

Mr A Bateman
Strutt & Parker LLP
201 High Street
LEWES
BN7 2NR

Applicant Name And Address

International Greetings Plc
C/O Strutt & Parker LLP
201 High Street
LEWES
BN7 2NR

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 31/05/2012 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 comprised in the Site Location Plan (1:1250) & proposed ground & first floor plans & external alterations received and dated 31 May 2012, 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.

PRE-COMMENCEMENT

3. Prior to the first use of the development for Use Class B8 (Storage & Distribution) purposes, a parking layout showing both HGV and car parking on the site shall be submitted to and approved in writing by the local planning authority. The parking layout shall thereafter be permanently maintained for the accommodation of occupiers vehicles and shall not be used for any other purpose.

REASON: To ensure that sufficient spaces are provided for the use permitted prior to the

Continuation ...

occupation of the units for Use Class B8 purposes in the interests of highway safety.

POST-COMMENCEMENT

4. There shall be no outside storage of goods or materials on the site unless otherwise approved in writing by the local planning authority. Refuse from operations on site shall be stored in areas/containers/bins specifically set aside for this purpose and shown on a plan submitted to and approved by the local planning authority in writing.

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

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, ENV7 and T14, and development plan policies SD1, GBSP2, M14, D2 and D5 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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: 25/07/2012



Tracy Harvey
Head of Planning