



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

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2006/976/MA

DEMOLITION OF 1960'S EXTENSION, SWIMMING POOL, CHANGING ROOM, AND PLANT ROOM BUILDING. ALTERATIONS TO ENABLE CONVERSION OF REST HOME TO 4 No. APARTMENTS INCLUDING ERECTION OF SIDE EXTENSION. ERECTION OF 10 DWELLINGS COMPRISING OF 2 No. 3 BED HOUSES AND 8 No. 2 BED HOUSES. LAYOUT OF PARKING AND ANCILLARY WORKS.

at: DIGSWELL LODGE, DIGSWELL RISE, WELWYN GARDEN CITY,

Agent Name And Address

MR PAUL ATTON
JB PLANNING ASSOCIATES,
CHELLS MANOR,
CHELLS LANE,
STEVENAGE,
HERTFORDSHIRE
SG2 7AA

Applicant Name And Address

MR KEN BEARE
DIGSWELL LODGE,
DIGSWELL RISE,
WELWYN GARDEN CITY,
AL8 7PW

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 20/07/2006 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.

Continuation ...

(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 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 the submission of a tree constraints plan showing the Root Protection Area of the trees being retained, and an Arboricultural Method Statement and Tree Protection Plan, identifying how the trees are to be protected during the construction process. The protective fencing is to be erected in accordance with the approved plan 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. Before any works on site are commenced in relation to the development permitted detailed plans showing the type of foundations proposed and underground services and any other ground works shall be submitted to the Local Planning Authority for its approval in writing.

REASON

To enable the Local Planning Authority to ensure that trees shown on the approved plan to be retained are safeguarded during building operations.

6. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

REASON

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

7. The front boundary hedge marked on the approved plan numbered 1451/02 E shall be retained unless the Local Planning Authority gives its written consent to its removal or variation. Should any part of the hedge die, be removed or become seriously damaged or diseased, it shall be replaced during the following planting season by a hedge planted in accordance with a specification previously approved in writing by the Local Planning Authority

REASON

Continuation ...

To protect the existing planting in the interests of visual amenity in accordance with Policy D8 and R22 of the Welwyn Hatfield District Plan 2005.

8. The parking, turning and loading space 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.

9. The first floor landing window of unit 5 (northern flank) of the proposed building shall be glazed with obscure glass, and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON

To prevent any overlooking or loss of privacy to adjoining properties, and to comply with the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance .

10. 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 B, C, D, F, G, H, and Part 2 Class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

To protect the character and setting of the Listed Building and to protect the character and appearance of the Conservation Area in accordance with Policies R22 & R25 of the Welwyn Hatfield District Plan 2005

11. Construction work at the site shall only take place between the hours of 8am and 6pm Monday to Friday, and 8am 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.

12. Notwithstanding the submitted plans hereby approved, details of bin and recycling provision/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 in the approved form, 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 refuse and recycling facilities.

13. Notwithstanding the submitted plans hereby approved, details of 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 in the approved form, unless otherwise agreed in writing by the Local Planning Authority.

Continuation ...

REASON

In order to ensure the acceptable appearance of the development and to ensure the retention of cycling facilities.

14. 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. Subsequently the methodology and plan shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

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

15. 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, D2, R22 and R25 of the Welwyn Hatfield District Plan 2005.

16. 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, D2, R22 and R25 of the Welwyn Hatfield District Plan 2005.

17. 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 the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

18. Prior to the occupation of the development the two accesses to the west of the site shall be designated as individual in/out access points and shall be marked out and retained on the site thereafter, unless otherwise agreed in writing by the Local Planning Authority

REASON

In the interest of highway safety and free and safe flow of traffic.

Continuation ...

19. All works to the detached barn building shall be completed in accordance with the recommendations within 'Option A' of the Structural Inspection report dated 30/08/06, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the historical importance and architectural character of the listed building is not harmed, in accordance with Policy R25 of the Welwyn Hatfield District Plan 2006.

20. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

REASON

In the interest of highway safety and free and safe flow of traffic.

21. No development (including demolition) shall commence until wheel-cleaning apparatus have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and which shall be operated and maintained during construction of the development hereby approved

REASON

To minimise the impact of construction vehicles and to improve the amenity of the local area.

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 original building 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 1, Policy 2, Policy 6, Policy25

Welwyn Hatfield District Plan 2005:

SD1, GBSP2, R1, R5, R17, R22, R23, R25, R26, R27, M5,M6, M14, D1, D2, D3, 1M2, H2, H6, H8, CLT13, CLT17,

Supplementary Design Guidance
Supplementary Planning Guidance

INFORMATIVE

There are public sewers which cross the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building/development work, please contact Thames Water on 0845 850 2777.

Continuation ...

In relation to the disposal of surface water, Thames Water recommend that the applicant (A) looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, (B) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system (C) looks to ensure the separation of foul and surface water sewerage on all new developments. Where the disposal of surface water is other than to a public sewer, then the applicant should ensure that approval for the discharge has been obtained from the appropriate authorities

APPROVED PLAN NUMBER(S):

1451/02F received 4th September 2006 & 1451/03B & 1451/04 A & 1451/06 A & 1451/07A & 1451/08 & 1451/09 & 1451/10 & 1451/12 & 05803 & 05803/1 & 05803/2 & 05803/E & 06305 & 1451 1:1250 Site Plan & 1 x A4 Photograph & 1451/05 & 1451/11 all received 20th July 2006

Date: 28/09/2006



Chris Conway
Chief Planning and Environmental Health Officer