



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**N6/2015/0442/MA**

**Erection of a temporary hoarding**

**at: Former Shredded Wheat Bridge Road Welwyn Garden City**

Carriage Return

### Agent Name And Address

DLA Town Planning Ltd  
5 The Gavel Centre  
St Albans  
Porters Wood  
AL3 6PQ

### Applicant Name And Address

Spenn Hill Developments 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 20/03/2015 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted must 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 must not be started and completed other than in accordance with the approved plans and details: 2455-1-00-1426-ZXX Rev 02 & 2455-1-00-1400-ZXX Rev 01 & 2455-1-00-1427-ZXX Rev 02 received 20 March 2015 & 2455-1-00-1425-ZXX Rev 03 received by email on 12 May 2015 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.

### POST-DEVELOPMENT

3. The hoarding and all associated fixtures, fittings and foundations hereby approved shall be completely removed from the site by 19 June 2017.

REASON: The hoarding is only allowed as a temporary security measure to protect the Grade II listed buildings whilst the wider redevelopment proposals pursuant to

## Continuation ...

N6/2015/0294/PP and N6/2093/LB are determined and the permanent retention of the hoarding would have a detrimental impact on the character of the area and visual interests of its surroundings, in accordance with the NPPF and Policies D1 and D2 of the Welwyn Hatfield District Plan, 2005.

### REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

### INFORMATIVE:

1. The applicant should be advised that the grant of consent does not remove the need to enter into the appropriate license ( Highways Act 1980 Section 172) with the County Council as Highways Authority for the hoardings, and any structures within the highway. The application fee for each application will be £87 (non-refundable) for a licence up to fourteen days and £39 for each additional seven day period. The hoarding will only be permitted on the highway if it does not cause an unreasonable obstruction and there are no reasonable convenient alternative means to carrying out the intended works in a less obstructive manner. The applicant is directed to <http://www.hertsdirect.org/services/transtreets/highways2/honlineservices/scaffhoard/> or contact the CSC on 0300 123 4040

**Date:** 15/05/2015



Colin Haigh  
Head of Planning