



# 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

**N6/2005/1097/FP**

**PROPOSED 3 STOREY OFFICE DEVELOPMENT, COMPRISING 1881 SQ METRES OF FLOORSPACE WITH ASSOCIATED CARPARKING AND LANDSCAPING.**

**at: 26 BRIDGE ROAD EAST, WELWYN GARDEN CITY,**

**Agent Name And Address**

AGP ARCHITECTS LTD  
ALBION WHARF,  
ALBION STREET,  
MANCHESTER  
M1 5LN

**Applicant Name And Address**

ARROWBRIDGE LTD  
1 ANGEL COURT,  
PALL MALL,  
LONDON

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 01/09/2005 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. 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.
- (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.

**Continuation ...**

3. 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.

4. There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted and approved by the Local Planning Authority in writing.

**REASON**

To ensure the maintenance of a satisfactory visual appearance of the site.

5. 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.

6. Prior to the occupation of the building, full details of the bicycle storage facilities shall be submitted to, and approved in writing by the Local Planning Authority, and shall be retained and kept available for the storage of bicycles thereafter.

**REASON**

To ensure that adequate facilities are available within the site for the secure storage of bicycles and that there is no detriment to the safety of the adjoining highways.

7. All parking, delivery and storage areas associated with the construction of the development, including the access works must be provided on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

**REASON**

To ensure the free and safe flow of traffic on the highway.

8. Notwithstanding the details shown on the submitted drawings, details of the proposed new access onto Bridge Road East shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be brought into use until the proposed new access has been constructed and the disused (eastern) access has been closed.

**REASON**

To ensure the free and safe flow of traffic on the highway.

## Continuation ...

### 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.

### INFORMATIVES

1. The details to be submitted under Conditions 2, 3 and 5, relating to the landscaping, car parking and materials, shall include details of all the hardsurfaces within the development and any boundaries or other enclosures (such as the front boundary treatment) which are not shown as matching the existing, on drawing no. 3083/20A hereby approved.
2. Access improvement works within the public highway will require a S278 Agreement with the Highway Authority. Such an agreement will require the detailed design to be submitted and approved before any works commence on the site.
3. This planning permission does not include any consent for the display of any advertisement. Specifically, the "Sign Feature" shown on drawing no. 3083/20A may require separate advertisement consent under the Advertisement Regulations, as well as being submitted as part of the landscaping details.
4. 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. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking facilities to prevent oil polluting discharges entering local watercourses.
5. Three Valleys Water Company should be contacted with regard to water supply, as this site lies within their area (telephone 01707 268111).

### SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

D1, D2, D8, EMP1, EMP2, M2, M14

Supplementary Design Guidance

Supplementary Planning Guidance

**Continuation ...**

**APPROVED PLAN NUMBER(S): 3083/21 & 3083/22 & 3083/23 & 2888/24 & 1:1250  
Site Plan all received 01-09-2005 & 3083/20 rev A received 28-11-2005**

**Date: 29/11/2005**

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, stylized flourish at the end.

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