

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2013/0038/DC3

Installation of 2 x illuminated hanging signs and 1 x hanging sign

at: Campus West The Campus WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

Mr M Burton
Saunders Partnership Architects
Studio 4
37 Broadwater Road
WELWYN GARDEN CITY
AL7 3AX

Applicant Name And Address

Mr M Woolman
Welwyn Hatfield Borough Council
Campus West
WELWYN GARDEN CITY
AL8 6BX

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 14/01/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the requirements of The Town and Country Planning (Control of Advertisements) Regulations 1992 in the interests of highway safety and visual amenity.

Continuation ...

6. The advertisement shall not be displayed other than in accordance with the approved plans and details: 6943_P191 & 6943_P192 & 6943_P193 & 6943_P100 Rev A & 6943_P101 Rev A received and dated 14 January 2013 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.

7. The intensity of illumination shall be controlled at a level that is within the limit recommended by the Institute of Lighting Professionals in TR5 Brightness of Illuminated Advertisements (2001)

REASON: In order that drivers of vehicles along the adjacent highways are not dazzled or directed, leading to interference to the free and safe flow of traffic along the highway.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, and Development Plan Policies SD1, GBSP2, D1 and D2 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. The decision has also 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 inspected at these offices).

Date: 11/03/2013



Tracy Harvey
Head of Planning