

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2011/0595/LU
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NOTATION:

The site lies within the Metropolitan Green Belt, Area of Archaeological Significance and Theobalds Estate Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises of local playing fields with a bowling green located in the south western part of the site and tennis court facilities to the north and west of the site.

DESCRIPTION OF PROPOSAL:

The proposal is for a storage building measuring 4 metres in height with a pitched roof.

PLANNING HISTORY:

None relevant

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Not applicable

CONSULTATIONS

Not applicable

TOWN/PARISH COUNCIL COMMENTS

Not applicable

REPRESENTATIONS

Not applicable

DISCUSSION:

The main issues are:

- 1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995**

Class A

Permitted Development

- A.** The erection or construction and the maintenance, improvement or other alteration by a local planning authority or by an urban development corporation of:-

- (a) Any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

Interpretation of Class A

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity

The proposed outbuilding measures 4 metres in height and a cubic capacity less than 200 metres.

CONCLUSION:

The proposed development complies with Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995. It is therefore recommended that a certificate of lawfulness be **APPROVED** for this development.

RECOMMENDATION:

The proposed development complies with Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

INFORMATIVES:

None

DRAWING NUMBERS:

KG/002 received and dated 30th March 2011

Signature of author.....

Date.....