

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995

PLANNING DECISION NOTICE – REFUSAL

N6/2008/1947/OP

**OUTLINE PLANNING PERMISSION (LANDSCAPING MATTERS RESERVED)
FOR THE ERECTION OF CLASS B1, B2 AND B8 BUSINESS PARK WITH
ANCILLARY TRADE COUNTER AND/OR SHOWROOM, TO INCLUDE UNIT G AS
A CLASS A1 UNIT**

at: BESSEMER HOUSE BESSEMER ROAD WELWYN GARDEN CITY

Agent Name And Address

DAVID LANE
DLA TOWN PLANNING
THE GAVEL CENTRE
ST ALBANS
AL3 6PQ

Applicant Name And Address

HAMMERSMATCH 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 **REFUSE** the development proposed by you in you application received with sufficient particulars on 10/10/2008 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposal, by virtue of the proposed A1 (Retail) use, would not constitute an appropriate use in the Employment Area and the applicant has failed to prove to the satisfaction of the Local Planning Authority that the land would no longer be required for the future employment and business of the borough. The applicant has failed to demonstrate that other sites do not exist for such retail developments that are in sequentially-preferable locations and that the proposal would not impact on the vitality and viability of the Town Centre. Accordingly the proposal is considered to be contrary to PPG4, PPS6 and Policies EMP1, EMP2, TCR1 and TCR3 of the Welwyn Hatfield District Plan 2005.

Continuation...

**REFUSED PLAN NUMBER(S): 007 R & 008 G & 009 F & 010 F & 011 B & 012 A & 015 A
received and dated 10 October 2008**

Date : 18/12/2008

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**