



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

N6/2008/2028/FP

CHANGE OF USE FROM A1 (RETAIL) TO A2 (EMPLOYMENT AGENCY)

at: 25 WIGMORES NORTH WELWYN GARDEN CITY

Agent Name And Address

MR G LAWSON
LAWSON ARCHITECTURAL DESIGN
LTD
27 LITTLETON CLOSE
KENILWORTH
WARWICKSHIRE
CV8 2WA

Applicant Name And Address

PREMIER EMPLOYMENT GROUP LTD
7TH FLOOR
BLACKFRIARS HOUSE
1 THE PARSONAGE
MANCHESTER
M3 2JA

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 your application received with sufficient particulars on 22/10/2008 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 would result in 53% of the retail frontage in the Primary Retail Core of Welwyn Garden City being in A2 use. PolicyTCR7 requires that a minimum of 70% of any one linear frontage remain in Class A1 Retail use. The level of resultant A1 use and the cumulative impact of A2 uses along the frontage would undermine the retail function of the frontage and fail to maintain the character, vitality and viability of the town centre. The proposal is therefore contrary to Planning Policy 1: Delivering Sustainable Development, PPS6 and Policies GBSP2, D2 and TCR7 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance.

REFUSED PLAN NUMBER(S): Site location Plan 204/01 & 204/02 received and dated 22nd October 2008.

Date: **17/12/2008**

Chris Conway
Chief Planning & Environmental Health Officer