



To: Mr T Waller  
Suite A And B2 Andre House 19-25 Salisbury Square Hatfield AL9 5BT

## **Important – Planning permission and notices of consent**

### **Compliance with conditions**

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the duty planning officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

**Notice of Decision  
Town and Country Planning Act 1990  
Town and Country Planning (General Permitted Development) (England) Order  
2015  
Prior Approval Not Required**

To: Mr T Waller

Application No: 6/2019/1835/PN11

Date of Approval: 23 September 2019

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO PRIOR APPROVAL UNDER SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

WELWYN HATFIELD BOROUGH COUNCIL hereby confirm that their PRIOR APPROVAL IS NOT REQUIRED for the proposed development which meets the above requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown and in accordance with the information that the developer provided to the Local Planning Authority.

**Development:** Prior approval for the change of use the site and buildings from offices (use class B1a) to C3 residential, accommodating 17 dwellings

**At location:** Accord House 28 Bridge Road East Welwyn Garden City AL7 1HX

**Applicant:** Mr M Quinn

**Application Date:** 29 July 2019

To ensure the development complies with the above Order, your attention is directed to conditions within the Order.

**DRAWING NUMBERS AND DETAILS**

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
A_0010	A	Site Location Plan	23 July 2019
A_0101	A	Existing Floor & Roof Plan	23 July 2019
A_0103	A	Existing Section	23 July 2019
A_8012	E	Proposed Floor and Roof	23 July 2019
A_0100	A	Existing Ground & First Floor	23 July 2019
A_0102	A	Existing Elevations	23 July 2019
A_1004	B	Existing Block Plan	23 July 2019
A_8050	B	Proposed Block Plan	23 July 2019



Colin Haigh  
**Head of Planning**

## **Town and Country Planning Act 1990**

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier. •
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. •
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.