



Notice of Decision

Town and Country Planning Act 1990
Town and Country Planning (General Permitted
Development) (England) Order 2015
Prior Approval Required and Refused

A Laing
Hightown House
Maylands Avenue
Hemel Hempstead
HP2 4XH

Application No: 6/2021/0451/PN14

Application Date: 15 February 2021

Date of Decision: 10 March 2021

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO PRIOR APPROVAL UNDER SCHEDULE 2, PART 11, CLASS B THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

In pursuance of its powers under the above-mentioned Act and Orders, Welwyn Hatfield Borough Council (Local Planning Authority) hereby determine that **PRIOR APPROVAL IS REQUIRED AND REFUSED** for the impacts of the development which fail to meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development: Demolition of property

At location: 29 Broadwater Road Welwyn Garden City AL7 3BQ

Applicant: A Laing

The application is hereby REFUSED for the following reason(s)::

1. The application contains insufficient information on which to base an assessment of the method of demolition and any proposed restoration of the site in accordance with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Council's prior approval of the method of demolition and restoration of the site is required and in the absence of adequate information its approval is REFUSED.

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 can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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.