

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 25 MAY 2017  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2017/0157/FULL

9A BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, AL9 7QH

ERECTION OF A TWO-STOREY FRONT AND PART SINGLE, PART TWO STOREY REAR EXTENSION, ALTERATION TO EXISTING ROOF AND HEIGHT OF BUILDING (INCLUDING PROVISION OF 8 DORMERS) TO CREATE 3 X 2 BEDROOM SELF-CONTAINED FLATS, TOGETHER WITH ELEVATIONAL ALTERATIONS, PROVISION OF FORECOURT PARKING FOR 4 CARS AND ASSOCIATED BOUNDARY TREATMENT.

APPLICANT: Mr Steve Goldman

AGENT: Mr Steve Goldman

(Brookmans Park and Little Heath)

**1 Site Description**

- 1.1 The application site is situated on the north side of Brookmans Avenue and consists of a detached two storey dwelling house with integral garage. The property is set back from the road frontage by approximately 14 metres; providing ample forecourt parking.
- 1.2 The property is bound to the east and west, by other similar styled detached properties; to the north of the site is the Brookmans Park Club (golf course). The property is within walking distance of Bradmore Green shopping facilities and Brookmans Park Station.
- 1.3 A number of properties within the vicinity of the site have flatted accommodation: namely: Bradmore House, Bradmore Way, Oaklands Avenue, Marlborough Court 1- 12 Green Close, Station Road together with the neighbouring property 11 Brookmans Avenue.

**2 The Proposal**

- 2.1 Full planning permission is sought for the following:-
  - Erection of a two-storey front and part single, part two storey rear extension , alteration to existing roof and height of building( including provision of 8 dormers);
  - Conversion of the property into 3 residential units: 3 x 2 bedroom flats;
  - Use of forecourt for car parking cycle parking and bin stores.

### **3 Reason for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee North Mymms Parish Council has objected to the application.

### **4 Relevant Planning History**

- 4.1 Application No: E6/1971/0344 Development: Detached house with 2 garages  
Decision: Refused. Date: 16/04/1971
- 4.2 Application No: E6/1971/1543 Development: Detached house with garage.  
Decision: Granted. Date: 09/06/1971
- 4.3 Application No: S6/1985/0041/FP Development: Single storey front extension.  
Decision: Granted Date: 20/03/1985.
- 4.4 Application No: S6/14/2242 Development: Demolition of existing dwellinghouse and erection of new building comprising 3No. 3 bedroom flats. Decision: Granted (on appeal against Council's decision to refuse). Date: 09/01/2016

### **5 Relevant Planning Policy**

- 5.1 National Planning Policy Framework 2012
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005 (Statement of Council Policy)
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

### **6 Site Designation**

- 6.1 The site lies within the specified settlement of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005.

### **7 Representations Received**

- 7.1 The application was advertised by means of neighbour notification letters. 4 neighbouring properties were consulted. No responses have been received.

### **8 Consultations Received**

- 8.1 The following have responded advising that they have no objections to the proposal:

**Welwyn Hatfield Borough Council Client Services** – no objection – Each property would be provided with 2 bins FOC for refuse and recyclables. It is the responsibility of the resident to present the bins for collection on the boundary with the public highway and to retrieve the bins after servicing and return them to the bin store area.

- 8.2 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** -. The site is situated at 9 Brookmans Avenue, a private unadopted road serving as frontage access in a residential area. Surrounding highways are suitable for the residential use of the area. The development in highway terms proposes the addition of two dwellings to the street. It is unlikely that this addition would result in a material impact to highway capacity in the area. The design is unlikely to impact on highway safety through affecting visibility. The sites access remains unchanged and no work in the highway would be conducted.

There are no aspects of the design that prevent the use of sustainable travel, with the site located 0.6 miles from Brookmans Park train station and bus services. It is considered unlikely that the development would have a material impact on highway safety or capacity, and I therefore present no objections.

## **9 Town / Parish Council Representations**

- 9.1 *North Mymms Parish Council has objected on the following grounds: "There are no flats midway along any road in Brookmans Park and those existing are located at gateway points to the village. The building will be over-dominant in the street scene and there are no roof level front dormer windows in Brookmans Avenue. This is out of keeping and therefore inappropriate. Parking is a serious issue in Brookmans Avenue particularly at the bottom end, near the shops, where this property is located. The number of parking spaces is inadequate as local evidence shows that homes with two bedrooms generate at least two cars and this proposal provides no facility for visitor parking or delivery vehicles, and will result in the loss of the front garden".*
- 9.2 The following comments have been received from North Mymms Parish Council further o the re- consultation exercise undertaken on 21/04/2017.
- 9.3 North Mymms Parish Council maintain their OBJECTION to this application. North Mymms Parish Council OBJECT to this application. There are no flats midway along any road in Brookmans Park and those existing are located at gateway points to the village. The building will be over-dominant in the street scene and there are no roof level front dormer windows in Brookmans Avenue. This is out of keeping and therefore inappropriate. Parking is a serious issue in Brookmans Avenue particularly at the bottom end, near the shops, where this property is located. The number of parking spaces is inadequate as local evidence shows that homes with two bedrooms generate at least two cars and this proposal provides no facility for visitor parking or delivery vehicles, and will result in the loss of the front garden.
- 9.4 NMPC add that the existing 2 storey property is within a narrow plot in comparison with other properties in Brookmans Avenue therefore the proposed development would be disproportionate for the site and over imposing. The amended application indicates fewer car parking spaces which is surprising when our OBJECTION submitted to WHBC on 13th February 2017 questioned the number of parking spaces. The original plans showed 6 spaces and North Mymms Parish Council stated that this number is inadequate. It is therefore of great concern that instead of additional spaces being provided, the number has been decreased to 4 spaces. This is totally unacceptable at this location in Brookmans Avenue.

## 10 Analysis

10.1 The main planning issues to be considered are:

1. **The principle of the proposed residential development and subdivision into flats (SD1, R1, H2, GBSP2 and NPPF).**
2. **The quality of the design and the impact on the character and the appearance of the area (SD1, GBSP2, D1, D2, D8, SDG and NPPF)**
3. **Impact on residential amenity of future occupiers and neighbouring properties (D1, D2, SDG and NPPF).**
4. **The impact on highway safety, parking provision, cycle storage and refuse and recycling (M14 and SPG).**
5. **Other material considerations.**

### **1. The principle of the proposed residential development and subdivision into flats.**

10.2 The application site is located within the settlement of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005. The provision of new residential units and/or the extension of residential buildings within specified settlements such as this is acceptable in principle under Policy GBSP2 of the Plan, which aims to focus new developments in sustainable locations.

10.3 Policy SD1 states that development proposal will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they will accord with the objectives and policies of the Local Plan. The National Planning Policy Framework (NPPF) encourages the provision of more housing and states that applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. Local Plan Policy R1 requires development to take place on previously used or developed land whilst Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries.

10.4 The application site has previously been developed and currently comprises a two storey detached dwelling with front and rear gardens. The site has not been allocated in the District Plan for additional housing supply and as such comes forward as a windfall residential site where Policy H2 of the District Plan applies. This policy states that all applications for windfall residential development will be assessed for potential and suitability against the following criteria:

- i. The availability of previously-developed sites and/or buildings;
- ii. The location and accessibility of the site to services and facilities by transport modes other than the car;
- iii. The capacity of existing and potential infrastructure to absorb further development;
- iv. The ability to build new communities to support infrastructure and provide demand for services and facilities;

v. The physical and environmental constraints on development of land.

- 10.5 Whilst the Council has a five year housing supply, as outlined in the Annual Monitoring Report, it is nevertheless considered that the windfall residential development presented in this particular proposal i.e. two additional residential units, could potentially make a small, but valuable contribution to both local and national housing land supply; subject to compliance with relevant planning policies.
- 10.6 The application site is located within an existing residential area which currently benefits from a well-developed infrastructure in the form of good transport links, local services and shopping facilities within walking distance of the site. Additionally, there are no known physical or environmental constraints at this site. The proposal therefore complies with Policies R1, H2 and GBSP2 of the Welwyn Hatfield District Plan.
- 10.7 In addition to the above considerations, it should be noted that in January 2016 Planning Permission S6/2014/2242/FP was granted on appeal by the Planning Inspectorate (against the Council's refusal of planning permission) for a similar scheme of 3 residential units at the neighbouring property: 11 Brookmans Avenue. In considering that appeal, the Inspector noted that: "... the proposed development complies with Paragraph 50 of the National Planning Policy Framework (the Framework) which states that housing development should respond to future demographic needs and market trends".
- 10.8 Given the above, it is considered that the principle of this proposal is acceptable as it accords with both national and local planning policy.

## **2. The quality of the design and the impact on the character and appearance of the area).**

- 10.9 Policy D1 of the Welwyn Hatfield District Plan 2005 requires a high quality of design in all new developments. The Supplementary Design Guidance 2005 also requires high quality design to provide adequate living standards for future occupiers.
- 10.10 The subject property is presently smaller in size than both of its respective neighbouring properties and in this respect is a slight anomaly within the streetscene. The proposed development involves the erection of an extension (2.6 metres in depth) to the front of the building at ground, first and second floor level. Additionally the overall height of the building will be increased by 1.5 metres so that it is identical to the height of neighbouring properties. At second floor level, it is proposed that two roof level dormer windows will be erected on the front elevation, two to each respective side elevation and one to the rear; together with 6 roof lights which will be inserted on the side and the mid-section of the roof plane. The front extension will bring the building line forward so that it aligns with the adjacent property at 9 Brookman's Avenue. The additional height will also ensure that the building aligns with the height of both neighbouring properties as well as the remainder of the streetscene.
- 10.11 At the rear of the building it is proposed that a 5.2 m depth rear extension will be erected at ground floor level. The proposed rear extension will be erected to a width of 6.6 metres adjacent to the will bring the rear building line to a position that is similar to that consented at 11 Brookmans Avenue. At first and second floor level the rear extension will be erected to a depth of 2.1 metres.

- 10.12 The scale of the extensions proposed is considered to be appropriate for the site. It will have the effect of ensuring that building is more reflective of the height of neighbouring buildings in the street. The site has a substantial rear garden; approximately 37 metres in depth and as such the proposed extension would not result in the building appearing cramped upon its site.
- 10.13 The proposed development will provide three two bedroom flats; one unit on each floor. The room sizes in each unit are generous and the units are well laid out with appropriate levels of natural daylight. The stacking of rooms between the floors has been arranged to achieve living rooms above living rooms and bedrooms above bedrooms in accordance with good practice. In this regard it is considered that the proposal would provide a good standard of accommodation.
- 10.14 It is proposed that the forecourt of the property will provide 4 car parking spaces. In addition provision will be made for covered cycle storage and refuse storage. It is proposed that the forecourt will also be landscaped so that aesthetically, the front of the site will enhance the overall appearance of the street scene.
- 10.15 At the rear of the site, it is proposed that the garden will be divided so that all occupants will have access to a reasonable amount of external amenity space.
- 10.16 Overall, the proposed design of the building, and in particular the proposal to introduce dormer windows at roof level is considered to be acceptable as it will reflect the architectural style of adjacent buildings and the surrounding streetscene.
- 10.17 North Mymms Parish Council have raised a concern about introducing dormer windows in Brookmans Park; however it should be noted that there are a number of properties within the street that already have dormer windows. This includes 11 Brookmans Avenue which has planning permission for flats and also features dormer windows (granted on appeal). Overall, it is considered that the proposed alterations to the property are acceptable in design terms and would meet the high standards of design that the Council seek to achieve through its planning policies. In this regard the proposal complies with the requirements of the above mentioned policies of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.

### **3. Impact on residential amenity of future occupiers and neighbouring properties.**

- 10.18 The NPPF (paragraphs 58-60) supports good design that responds to local character, is visually attractive and promotes and reinforces local distinctiveness. Paragraphs 132 and 137 also emphasise that the conservation of heritage assets (which includes Conservation Areas) should be given great weight and proposals that preserve or enhance the assets and/or their settings should be treated favourably.
- 10.19 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 (WHDP) require high quality design and require developments to respect and relate to the character and context of the area and, as a minimum, maintain or where possible enhance or improve the character.
- 10.20 Section 5 of the Supplementary Design Guidelines 2005 (SDG) requires extensions to complement and reflect the character of each building and to be subordinate in scale. They should not result in the building looking cramped on its site – the spacing of buildings adjacent to and in the locality of the site should

be reflected. The SDG also requires the materials used in extensions to match those of the existing building.

- 10.21 As mentioned above, the existing building is an anomaly in the street in terms of its height, size and appearance. It does not currently reflect the established characteristic features of other properties in the street.
- 10.22 The extensions proposed, including raising the height of the building by 1.5 metres and the provision of dormers will alter the appearance of the building; bringing it in line with the neighbouring properties. However the nature of and scale of the extensions proposed is considered to be appropriate and would not adversely affect the amenity of the occupants of neighbouring properties by reason of loss of light, outlook or overshadowing. Due to the detached nature of the property and the siting of the proposed extensions within the site, the development proposed will not adversely affect the amenity of the occupants of neighbouring properties.
- 10.23 In this regard the proposal is considered to comply with the National Planning Policy Framework, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidelines 2005.

#### **4. The impact on highway safety, parking provision, cycle storage and refuse and recycling.**

- 10.24 Policy D5 of the Welwyn Hatfield District Plan 2005 requires all new development to make provision for pedestrian, cyclist and passenger transport facilities. Parking and traffic management provision must be included in new development. The Highways Authority has raised no objection to the application.
- 10.25 Parking - The Council's Local Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.
- 10.26 Originally 6 car parking spaces were proposed. However this was objected to by Highways as two of the spaces were not useable and met with the following comments from Highways:-
- 10.27 It should be noted by the LPA that spaces P5 and P6 shown on drawing L02 are not to a useable dimension for parallel parking spaces when considering the surrounding structures. If a vehicle is in one space, it would most likely render the other of the two spaces in - accessible. The provision of vehicle parking should be reviewed by the LPA There are no aspects of the design that prevent the use of sustainable travel, with the site located 0.6 miles from Brookmans Park train station and bus services.
- 10.28 The proposal has therefore been amended and 4 car parking spaces are provided as this is considered the maximum that can be provided on the site. Given the national shortage of housing, it is not considered that a refusal of planning permission could be sustained at appeal on the basis of car parking provision; especially when the applicant has provided a more sustainable form of transportation as an alternative.

- 10.29 With regard to cycle parking, the proposal includes the provision of a cycle store for bicycles as set out in the Car Parking Standards and Interim Policy 2014. This store would be located in the forecourt and will therefore be accessible to all the flats. It is proposed that elevational details of the secure and weatherproof store will be secured by condition.
- 10.30 The site layout plan shows the bin store location within the forecourt of the application site. WHBC Client Services have raised no objection. It is proposed that details of the design will be secured by condition.
- 10.31 Overall the proposal is not considered likely to give rise to significant increase in parking congestion in the area or obstruction to the public highway in the vicinity of the site. It is, therefore, considered the proposal complies with the above mentioned policies.

## **5. Other material considerations**

- 10.32 North Mymms Parish Council have objected to this application; however it should be noted that there are flats and dormer windows within Brookmans Avenue. In particular, the adjacent property, 11 Brookmans Avenue has planning permission for 3 residential units and dormer windows; granted on appeal by the Planning Inspectorate in November 2015 (against the Council's decision to refuse planning permission). The appeal decision concerning 11 Brookmans Avenue raises the same issues that have been considered by the Planning Inspectorate; namely the provision of flatted accommodation. In this respect the Planning Inspectorate noted that "... the proposed development complies with Paragraph 50 of the National Planning Policy Framework (the Framework) which states that housing development should respond to future demographic needs and market trends". In addition there are dormer windows at properties opposite the application site: 14 and 18 Brookmans Avenue.
- 10.33 The issue concerning parking has now been addressed. The site is within zone 4 where between 4.5 car parking spaces are required for this form of development proposed. 4 car parking spaces have been provided; together with provision for cycle storage. Although the applicant proposed a higher level of car parking, it was not possible to provide a satisfactory layout and as such the number has been limited to 4. The site is within walking distance of a station and cycle provision is also proposed. In this regard it is considered that this is an acceptable provision of off street car parking that would not adversely affect the local highway network, local parking provision or the appearance of the street scene.

## **Conditions**

- 10.34 The National Planning Policy Guidance governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would



have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.

## **11 Conclusion**

- 11.1 The proposed development has been considered in terms of the principle of the proposed uses, the quality of the design, and its impact on the amenity of the occupants of surrounding buildings. The application has also been considered in terms of its proposed impact on parking, the local highway network and cycle and refuse bin facilities and found acceptable in these regards. Additionally, regard has been had to permission, S6/2014/2242/FP, granted on appeal by the Planning Inspectorate (against the Council's refusal of planning permission) for a similar scheme of 3 residential units at the neighbouring property: 11 Brookmans Avenue.
- 11.2 Having regard to all of the above issues, it is considered that the proposal accords with Policies GBSP2, D1, D2, D8, H2 and R1 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and with the National Planning Policy Framework 2012.

## **12 Recommendation**

- 12.1 It is recommended that planning permission be granted subject to the following conditions:
1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.  
  
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
  2. Any upper floor window located within the flank wall must be glazed with obscure glass and fixed so as to be incapable of opening below a height of 1.7 metres above floor level and must be retained in that form thereafter.  
  
REASON: To ensure a satisfactory standard of development in the interests of residential amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
  3. No development shall commence before details of the design and specification of the refuse and recycling storage areas to serve the residential units have been submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation of the residential units hereby approved and retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future

occupiers in accordance with Policies R5 and D1 of the Welwyn Hatfield District Plan 2005.

4. No development shall commence before details of the, design and specification of the secure and weatherproof bicycle store to serve the residential units as shown on drawing number LO3 have been submitted to and approved in writing by the Local Planning Authority. Subsequently the bicycle store shall be constructed, equipped and made available for use prior to first occupation of the residential units hereby approved and retained in that form thereafter.

REASON: To ensure a satisfactory standard of cycle storage provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies D1, D5 and M6 of the Welwyn Hatfield District Plan 2005.

5. No development shall take place until a suitably scaled plan showing detailed hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:-

- a) proposed means of enclosure and boundary treatments to all areas of the site;

- b) hard surfacing, other hard landscape features and materials;

- c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

- d) management and maintenance details.

The development shall be carried out in accordance with the approved details.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

6. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005.

- Prior to occupation of the residential units hereby approved, the parking area shown on Drawing No. L03 shall be constructed in accordance with the approved details. Thereafter the car parking area must be permanently retained for the use of the occupiers of the development hereby permitted, and shall not be used for any other purpose.

REASON: To ensure proper implementation of the agreed parking details in the interest of the amenity value of the development in accordance with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005.

#### DRAWING NUMBERS

- The development/works shall not be started and completed other than in accordance with the approved plans and details:

| <b>Plan Number</b> | <b>Revision Number</b> | <b>Details</b>                | <b>Received Date</b> |
|--------------------|------------------------|-------------------------------|----------------------|
| L03                |                        | Proposed Site Plan            | 20 April 2017        |
| EXS01              |                        | Location Plan                 | 27 January 2017      |
| EX11               |                        | Existing Elevation (Side)     | 27 January 2017      |
| EX12               |                        | Existing Elevation (Side)     | 27 January 2017      |
| EX14               |                        | Existing Elevation (Front)    | 27 January 2017      |
| EX13               |                        | Existing Elevation (Rear)     | 27 January 2017      |
| EX01               |                        | Existing Floor Plan (Ground)  | 27 January 2017      |
| EX02               |                        | Existing Floor Plan (First)   | 27 January 2017      |
| EX03               |                        | Existing Loft Plan            | 27 January 2017      |
| PL13               |                        | Proposed Elevations (Rear)    | 27 January 2017      |
| PL02               |                        | Proposed Floor Plans (First)  | 27 January 2017      |
| PL03               |                        | Proposed Floor Plans (Second) | 27 January 2017      |
| PL04               |                        | Proposed Roof Plan            | 27 January 2017      |
| PL10               |                        | Proposed Elevation (Front)    | 27 January 2017      |
| PL11               |                        | Proposed Elevation (Side)     | 27 January 2017      |
| PL12               |                        | Proposed Elevation (Side)     | 27 January 2017      |
| PL01               |                        | Proposed Floor Plan (Ground)  | 27 January 2017      |

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

#### POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

- The applicant is advised that this consent grants permission for the works that form the development description of this application and the plans hereby approved. It does not permit the complete demolition and re – build of the

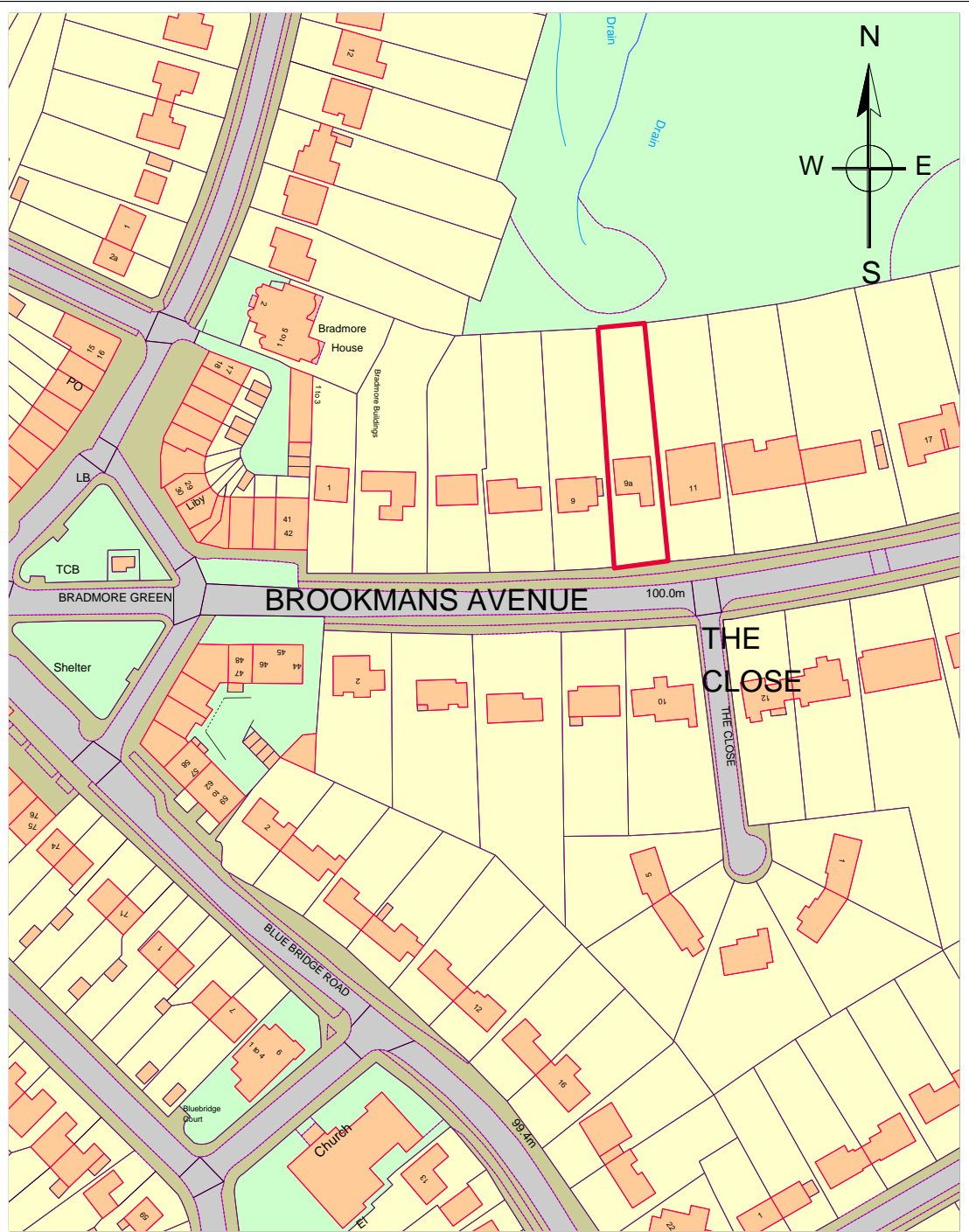
building. If complete demolition is required, a further grant of planning permission would be required.


2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
3. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
4. The development will involve the numbering of properties and naming new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Transportation (Patrycja Kowalczyk 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
5. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
6. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, Welwyn Hatfield Borough Council.
7. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Author: Femi Nwanze (Development Management)

Date of Expiry: 24th March 2017

Time Extension: 26th May 2017



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|---|---|--|----------------------------|
| <br>Council Offices, The Campus,<br>Welwyn Garden City, Herts. AL8 6AE | Title: <b>9A Brookmans Avenue Brookmans Park Hatfield</b> |  | Scale: DNS                 |
|   | Project: DMC  |  | Date: 2017                 |
|   | Drawing Number:<br>6/2017/0157/FULL                       |  | Drawn: Andrew Windscheffel |
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