



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2010/273/LB

ALTERATIONS INCLUDE:-CONVERSION AND EXTENSION OF EXISTING EAST WING (GARAGE & KITCHEN) TO FORM NEW KITCHEN AND SWIMMING POOL, SHOWER AREA AND MEZZANINE AND 1ST FLOOR BATHROOM OVER KITCHEN, LINKED BY NEW STAIRCASE TO SWIMMING POOL. CONSTRUCTION OF NEW CONSERVATORY. ASSOCIATED SERVICE INSTALLATIONS. WORKS TO MAIN HOUSE EAST ELEVATION 1ST FLOOR; INSTALLATION OF NEW DOOR TO REPLACE MODERN DOOR AND BUILD UP WINDOW FORMED IN 1988; REINSTATEMENT OF PORCH AND REPLACEMENT OF MODERN DOOR ON SOUTH ELEVATION

at: 1 NORTHAW PLACE COOPERS LANE NORTHAW POTTERS BAR

Carriage Return

Agent Name And Address

MRS K TEIDEMAN-BARRETT
DONALD INSALL ASSOCIATES
48 SIDNEY STREET
CAMBRIDGE
CB2 3HX

Applicant Name And Address

MR I HOLT
1 NORTHAW PLACE
COOPERS LANE
NORTHAW
POTTERS BAR
EN6 4NQ

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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 20/01/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended).

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: EW1000 & EW1001 & EW2001 & EW2002 & EW2201 received and dated 20 January 2010 unless otherwise agreed in writing by the Local Planning Authority:

Continuation ...

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy Guidance PPG15 East of England Plan 2008 Policies ENV6 in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan.

Date: **17/03/2010**

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Development Control