



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2010/0747/FP**

**AMENDMENT TO PLANNING APPLICATION S6/2008/1652/FP TO REPLACE  
FIRST FLOOR REAR WINDOW TO DOORS AND ADDITION OF RAILINGS TO  
FORM JULIET BALCONY**

**at: 93 The Ridgeway Cuffley Potters Bar**

### Agent Name And Address

Hertford Planning Service  
Westgate House  
37-41 Castle Street  
Hertford  
SG141HH

### Applicant Name And Address

Mr K Kyprianou  
68 The Chime  
Grange Park  
Winchmore Hill  
London  
N21 2EH

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 **PERMIT** the development proposed by you in your application received with sufficient particulars on 28/04/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 8504/P/013a received and dated 28 May 2010 unless otherwise agreed in writing by the Local Planning Authority.

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 proposed Juliet Balcony railings as shown on approved drawing 8504/P/013a received and dated 28 May 2010 shall be installed prior to the first occupation of the master bedroom shown on this approved drawing. The design of these balcony railings shall be made of one piece which is securely bolted to the adjoining wall with no moving parts. This balcony railings shall remain in-situ thereafter. Furthermore, no access shall therefore be provided to the roof of the approved ground floor rear extension by way of any windows, doors or staircases and the roof of this extension hereby permitted shall not be used as a balcony or sitting out area.

## Continuation ...

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance.

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPG2, PPS1, East of England Plan 2008 SS1, SS7 & ENV7 and development plan policies GBSP1, SD1, R3, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, 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 (see Officer's report which can be inspected at these offices).

**Date:** 02/06/2010

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey  
Head of Development Control