

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2010/534/LB

Removal of rear single door and replace with window. Enlargement downwards of lower floor window at rear of property, to be the same size as the upstairs windows

at: 10 Park Street Hatfield

Carriage Return

Applicant Name And Address

Mrs L Hutt
10 Park Street
HATFIELD
Hertfordshire
AL9 5AX

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 04/05/2010 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: 1:1250 Site Location Plan & Appendix 1 & Appendix 4 & Appendix 5b received and dated 4th 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.

PRE-DEVELOPMENT

3. Prior to any building works being first commenced, detailed drawings of the new and/or replacement windows (including proposed roof lights) and doors including a section of the

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glazing bars and frame moulding and clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill details shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with Planning Policy Statement 5: Planning and the Historic Environment and Policy ENV6 of the East of England Plan 2008.

POST-DEVELOPMENT

4. 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 Planning Policy Statement/Guidance PPS1 and PPS5, East of England Plan 2008 Policies SS1 and ENV6 and development plan policies SD1, GBSP2, R3, D1, D2, R29 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).

INFORMATIVE

The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.

Date: **29/06/2010**



Tracy Harvey
Head of Development Control

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