



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2011/0491/S73B**

**Replacement of windows to front and rear elevation and replacement door to side elevation (time extension of planning permission S6/2008/0206/LB)**

**at: 6 - 10 Fore Street HATFIELD**

### Agent Name And Address

Mr L W Humphries  
23 Queens Road  
HERTFORD  
SG13 8AA

### Applicant Name And Address

Mrs A Todd  
6 - 10 Fore Street  
HATFIELD  
AL9 5AH

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 16/03/2011 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: 'survey' (only with regard to site Location Plan) & 'As Proposed' (showing proposed 1:100 proposed elevations) received and dated 31 January 2008 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.

### PREDEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of 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.

## Continuation ...

4. Prior to any building works first commenced, detailed drawings of the new and/or replacement windows including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth or reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character of the buildings is properly maintained, in accordance with Planning Policy Statement 5 (Planning and the Historic Environment).


5. Prior to any building works first commenced, detailed drawings including section, showing the new and/or replacement doors which it is proposed to install, together with a detailed description or specification, shall be submitted to, and improved in writing by the Local Planning Authority

REASON: To ensure the historic and architectural character of the building is properly maintained, in accordance with Planning Policy Statement 5 (Planning and the Historic Environment).

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5 & PPG14, East of England Plan 2008 policies SS1 & ENV6 and local development plan policy SD1 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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:** 11/05/2011



Tracy Harvey  
Head of Development Control