



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2011/0709/FP

Erection of rear conservatory

at: 50 Longcroft Gardens WELWYN GARDEN CITY

Agent Name And Address

Mr T Mellor
84 Elmwood Crescent
LUTON
LU2 7HY

Applicant Name And Address

Mr B Pollard
50 Longcroft Gardens
WELWYN GARDEN CITY
AL8 6JR

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 15/04/2011 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: 11-04-01/6 & 11-04-01/5 & 11-04-01/2 received and dated 15 April 2011 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.

POST-DEVELOPMENT

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension 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.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPS5, PPS9, East of England Plan 2008 policies SS1, ENV6, ENV7 and development plan policies GBSP2, SD1, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of decision indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan.

Date: 10/06/2011

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

Tracy Harvey
Head of Development Control