



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2011/2265/FP

Demolition of rear conservatory and replacement with single storey rear extension and part extension and conversion of garage to side of property to form utility room. Installation of 7 solar panels to side plane of roof

at: 31 Northaw Road East Cuffley POTTERS BAR

Agent Name And Address

Robert Dabell
Spirit: Architecture & Design Ltd
121 Mercers Road
Tufnell Park
London
N19 4PY

Applicant Name And Address

Mr John Stephenson
31 Northaw Road East
Northaw
POTTERS BAR
EN6 4LU

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 04/10/2011 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: P01 & P03 & P04 received and dated 4th October 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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS9, East of England Plan 2008 policies SS1, ENV7 and development plan policies SD1, GBSP2, R3, D1 and D2 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).

Continuation ...

INFORMATIVE

1. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into/within the public highway without authorisation from the Highway Authority, Hertfordshire County Council. If necessary, further details can be obtained from the Mid-west Hertfordshire Highways Area Office located at Highways, 41-45 Broadwater Road, Welwyn Garden City, Herts AL9 3AX (Telephone 01707 356500)

Date: 29/11/2011

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