



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2011/2743/FP**

**Erection of two storey rear extension and formation of hardstanding**

**at: 3 Hook Lane Northaw POTTERS BAR**

### Agent Name And Address

Mr M McGahon  
13 Evelyn Road  
Barnet  
EN4 9JT

### Applicant Name And Address

Mrs S Moseley  
3 Hook Lane  
Northaw  
POTTERS BAR  
EN6 4DA

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 13/12/2011 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: 2011/0598 received and dated 13<sup>th</sup> December 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.

3. 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.

## Continuation ...

### REASONS FOR APPROVAL

In view of the limited scale of the works proposed to the original application dwelling, the proposal would not have a harmful effect on the open characteristics of the Green Belt or result in a disproportionate increase in scale, bulk or height of the building. The proposal is considered would comply with the advice contained in Planning Policy Guidance Note 2: Green Belts and would comply with local plan policy RA3 of the Welwyn Hatfield District Plan 2005.

### INFORMATIVE:

1. Development, particularly where it is associated with the roof should proceed with caution. In the event of bats being found, work must stop immediately and ecological advice taken on how to proceed lawfully.

**Date:** 01/02/2012



Tracy Harvey  
Head of Planning