



TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING DECISION NOTICE – PERMISSION**

**S6/2012/1536/FP**

**Erection of single storey rear extension.**

**At 17 Great Braitch Lane HATFIELD**

**Agent Name And Address**

Mr N Anderson  
Planning & Building Design Services  
1A Woodland Way  
Oaklands  
WELWYN  
AL6 0RZ

**Applicant Name And Address**

Mr & Mrs I Frost  
17 Great Braitch Lane  
HATFIELD  
AL10 9FD

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 19/7/2012 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: 01 received and dated 19 July 2012 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/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**

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, ENV7 and local development plan policies SD1, GBSP2, R3, D1 & 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).

**Date:** 13/09/2012

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

Tracy Harvey  
Head of Planning