



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/2424/FP

Erection of part single, part two storey rear extension

at: Anchor Cottage Vineyards Road Northaw POTTERS BAR

Carriage Return

Agent Name And Address

Mr R Chambers
Architech Ltd
8 & 9 Kingsholme
Lower Titmore Green
LITTLE WYMONDLEY
SG4 7JT

Applicant Name And Address

Mr M Haughey
Anchor Cottage
Vineyards Road
Northaw
POTTERS BAR
EN6 4PH

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 22/11/2012 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: 2012/39/03 received and dated 22 November 2012 & 2012/39/01 Rev. B received and dated 4 January 2013 & 2012/39/02 Rev. B received and dated 15 January 2013 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.

Continuation ...

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.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework and development plan policies SD1, GBSP1, R3, M14, RA3, RA10, 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. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

INFORMATIVE

1. Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance: damage or destroy a bat roost; possess or advertise/sell/exchange a bat; intentionally or recklessly obstruct access to a bat roost.


Development should proceed with caution, particularly that which is associated with the roof and loft spaces. In the event of bats being found, work must stop immediately and advice taken on how to proceed lawfully from either of the following organisations:

The UK Bat Helpline: 0945 1300 228

Natural England: 0845 6014523

Herts and Middlesex Bat Group website: www.hmbg.org.uk

Date: 17/01/2013



Tracy Harvey
Head of Planning