



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2013/0729/EM

Erection of part single and part two storey rear extension and new window to flank elevation

At 8 Rooks Hill WELWYN GARDEN CITY AL8 6ET

Carriage Return

Agent Name And Address

Mr A Trigg
AT Design (Welwyn) Ltd
22 School Lane
WELWYN
AL6 9PH

Applicant Name And Address

Mr R Meola
8 Rooks Hill
WELWYN GARDEN CITY
AL8 6ET

In pursuance of its powers under the above Scheme the Council hereby **APPROVE** the building, alterations or other works proposed in your application received on 12/04/2013 subject to the following conditions:-

1. This consent shall expire three years after the date hereof (or such other extended date as the council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
5. This consent now issued is given by the council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. The development/works shall not be started and completed other than in accordance with the approved plans and details: AT442-01 & AT442-04 & AT442-05 & AT442-06 received and dated 16 April 2013 unless otherwise agreed in writing the council.

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

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council.

7. The brickwork, roof tile, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling, unless otherwise agreed in writing by the council.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policies EM1.

8. The proposed first floor side to the new bedroom of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenities of neighbours in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policy EM1.

REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on the amenities and values of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

Date: **11/06/2013**



Tracy Harvey
Head of Planning