



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING DECISION NOTICE – CONSENT

S6/2013/0995/LB

Replacement of two first floor rear windows and rear patio door

at: 10 Park Street HATFIELD

Applicant Name And Address

Mrs L Hutt
10 Park Street
HATFIELD
AL9 5AX

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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 14/05/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & 1:100 rear elevational drawing received and dated 14 May 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 replacement two first floor rear windows and ground floor rear patio doors hereby

Continuation ...

permitted shall be in white painted wooden frames and to match the same style as the existing to be removed and to have double glazed units with clear glass apart from the window above the ground floor patio doors which are to be obscure glazed. Subsequently, the materials and external colour finish of these windows and doors shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework

REASONS FOR APPROVAL

The decision has 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 viewed on the Councils website or inspected at these offices).

Date: **09/07/2013**

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

Tracy Harvey
Head of Planning