



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2013/1062/EM

Formation of hardstanding to front garden, works to include removal of hedge

At 65 Lemsford Lane WELWYN GARDEN CITY AL8 6YN

Carriage Return

Applicant Name And Address

Mr N Robinson
65 Lemsford Lane
WELWYN GARDEN CITY
AL8 6YN

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 16/05/2013 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: Site Location Plan & Proposed Driveway received and dated 16 May 2013 unless otherwise agreed in writing by 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 Council.

Continuation...

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.

INFORMATIVES

1. Hertfordshire County Council Transportation Planning and Strategy requires the construction of the vehicle cross-over to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Date: **22/07/2013**



Tracy Harvey
Head of Planning