



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/1290/FP

Erection of two storey front and single storey rear and side extensions following demolition of existing single storey rear extension and garage

at: 85 Bramble Road Hatfield

Carriage Return

Agent Name And Address

Mr J Minshull
Minshull Architectural Design
65 Everton Road
Berkhamstead
HP4 1DU

Applicant Name And Address

Mr and Mrs Barker
85 Bramble Road
Hatfield
AL10 9SB

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 28/06/2013 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: site location plan 1:1250 & 1307/05 & 1307/02 received and dated 28 June 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.

REASON: To ensure a satisfactory standard of development in the interests of visual

Continuation ...

amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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: 23/08/2013

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

Tracy Harvey
Head of Planning