



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2013/1580/EM

Erection of single storey rear extension and front porch

At 14 Fordwich Road Welwyn Garden City AL8 6EY

Carriage Return

Agent Name And Address

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Applicant Name And Address

Mr & Mrs P Woolley
14 Fordwich Road
Welwyn Garden City
AL8 6EY

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 22/07/2013 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: 3089-OS1 & 3089-OS2 & 3089-P01 rev A received and dated 22 July 2013.

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.

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POST-DEVELOPMENT

7. The brickwork, rooftile, 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, EM2,

REASON FOR APPROVAL

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

Date: **19/09/2013**

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