

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/2381/FP

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

at: 12 Ramsey Close Brookmans Park Hatfield

Carriage Return

Agent Name And Address

Mr G Marshall
GMBS
46 Cotton Road
Potters Bar
EN6 5JG

Applicant Name And Address

Mr R Trim
15 Bennett Close
Welwyn Garden City
AL7 4JA

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 11/11/2013 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: 01 & 02 & 201A & 202A & 203A received and dated 11 November 2013 & 204B & 205B & 206B received and dated 02 December 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.

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

Continuation ...

Continuation ...

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: 06/01/2014

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Planning