



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/0142/MA

Erection of single storey extension within internal courtyard

at: Essendon Country Club Bedwell Park Essendon Hatfield

Carriage Return

Agent Name And Address

Mr A Cox
Alan Cox Associates
224A High Street
Barnet
EN5 5SZ

Applicant Name And Address

Mr J Harvey
Essendon Country Club Bedwell Park
Essendon
Hatfield
AL9 6HN

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 29/01/2014 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 & 412913/2 & 412913/3 received and dated 29 January 2014 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.

PRE DEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

Continuation ...

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. No development shall commence until large scale design drawings at an appropriate scale showing the detailed design of the external terraces shown on approved drawing No.412913/3 have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using these approved details and shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy 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).

INFORMATIVE:

1. The proposed detailed design should ensure where possible that level access is incorporated within the new extensions and alterations of the proposed development to allow access for those persons with reduced mobility.

Date: 30/04/2014



Tracy Harvey
Head of Planning