



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/0608/FP

Erection of front porch and loft conversion

at: 87 The Ridgeway Cuffley Potters Bar

Carriage Return

Agent Name And Address

John Perrin & Co
885 Green Lanes
Winchmore Hill
London
N21 2QS

Applicant Name And Address

Mr M Hide
87 The Ridgeway
Cuffley
Potters Bar
EN6 4BG

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 24/03/2014 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 1:1250 & Block Plan 1:500 & 2334/1 & 2334/2 & 2334/11 & 2334/12 received and dated 24 March 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.

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 ...

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the porch as hereby permitted shall remain open to the front and to the side and no development within Class A of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class B of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

Other than the window shown on the approved drawings to which this planning permission relates, no window, roof light or other openings shall be inserted into the western, southern or eastern roof slope of the dwelling as hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

Date: 19/05/2014



Tracy Harvey
Head of Planning