



TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER  
1995 (as amended)

**DECISION NOTICE – PRIOR APPROVAL NOT REQUIRED**

**S6/2014/1080/HH**

**Prior approval for single storey rear extension following demolition of  
existing conservatory**

**at: 20 Firs Wood Close Northaw Potters Bar**

Carriage Return

**Agent Name And Address**

Mr A Trigg  
AT Design (Welwyn) Ltd  
22 School Lane  
Welwyn  
AL6 9PH

**Applicant Name And Address**

Mr D Hutchinson  
20 Firs Wood Close  
Northaw  
Potters Bar  
EN6 4BY

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT OF IMPACT  
ON AMENITY OF ADJOINING OCCUPIERS OF THE DEVELOPMENT PERMITTED BY  
SCHEDULE 2 PART 1, CLASS A OF THE TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

Welwyn Hatfield Borough Council hereby confirm that their **prior approval is not required** for the proposed development which meets the requirements of A.4 (1) of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

In order to ensure that the development is compliant with and is therefore permitted under Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicant's attention is drawn to the following conditions and informatives:

**CONDITIONS**

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

REASON: In order to comply with A.3 (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2. The development shall be carried out in accordance with the details provided in the application, AT479-10 & AT479-11 & AT479-12 & AT479-13 received and dated 27 May 2014 unless the Local Planning Authority otherwise agree in writing.
3. The development hereby permitted shall be completed on or before the 30th May 2016.

## Continuation ...

4. The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

### INFORMATIVES

Development is not permitted by Class A where –

1. The property is not a dwellinghouse.
2. Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class IA or MB of Part 3 (refer SI 2014 564).
3. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeds 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
4. The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.
5. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.
6. The enlarged part of the dwellinghouse would extend beyond a wall which:-
  - (i) fronts a highway, and
  - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.
7. The enlarged part of the dwellinghouse would have more than one storey and:-
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
  - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.
8. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.
9. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and:-
  - (i) exceed 4 metres in height,
  - (ii) have more than one storey, or
  - (iii) have a width greater than half the width of the original dwellinghouse.
10. It would consist of or include:-
  - (i) the construction or provision of a veranda, balcony or raised platform,
  - (ii) the installation, alteration or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse.
11. In the case of a dwellinghouse on conservation area (article 1(5)) land, development is not permitted if:-
  - (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
  - (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
  - (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.
12. Please note that the proposal has not been assessed against the above criteria. If you would like a formal decision to confirm whether it complies, please apply for a Certificate of Lawful Development.

Date: 08/07/2014

Continuation ...



Colin Haigh  
Head of Planning



Development Management, Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707) 357000  
Email: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

**Form for a developer to notify the local planning authority (LPA) of the completion of the development:**

(i.e. the process set out by condition A.4 of Schedule 2 Part 1 Class A of the GPDO 1995, as amended)

**What is the address of the development:**

**What was the date of completion of the development:**

**What is your name:** *(i.e. as the developer)*

**What is your contact address:** *(if different from the address of the development)*

**What is your email address:** *(if you are content to receive communications electronically)*

**Continuation ...**

**What reference number did the LPA give you when you notified them before beginning this development:**

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**Important Notes for Developers:**

- This form is optional, as the legislation does not require that you submit a form. However, this form has been designed to help ensure that you provide the LPA with the information required by the legislation.
- When you notified the LPA before beginning this development, if you received a written notice that prior approval was not required, or a written notice that prior approval was given, then it would be helpful if you could please include a copy of this written notice when you submit this form.