



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2014/0103/EM

Erection of single storey rear extension, entrance lobby and relocation of existing flank window following demolition of existing outbuildings

At 157 Parkway Welwyn Garden City AL8 6JA

Carriage Return

Agent Name And Address

Mr A Murray
Inhabit Architecture
10 Southfield
Welwyn Garden City
AL7 4ST

Applicant Name And Address

Mr D Fernandes
157 Parkway
Welwyn Garden City
AL8 6JA

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 22/01/2014 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 and details: 001 & 002 & 004 Rev A received and dated on 23/01/2014 & 003 Rev A & 005 Rev B received and dated on 04/03/2014 unless otherwise agreed in writing by the Council.

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 Council.

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PRE-DEVELOPMENT

7. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved 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.

Date: **03/09/2014**

A handwritten signature in black ink, appearing to read 'C. Haigh', enclosed within a rectangular box.

Colin Haigh
Head of Planning