

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING DECISION NOTICE – PERMISSION**

**S6/2014/1982/FP**

**Erection of single storey rear extension and new porch following demolition of existing sun room**

**at: 8 Carbone Hill Northaw Potters Bar**

Carriage Return

**Agent Name And Address**

Mr P Symonds  
PNA  
The Old Reading Room  
32 High Road  
Essendon  
Hatfield  
AL9 6HW

**Applicant Name And Address**

Mr I Cooper  
The Warren  
8 Carbone Hill  
Northaw  
Potters Bar  
EN6 4PL

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 08/09/2014 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: 732/04 & 732/SP2 & 732/02 & 732/01 & 732/03 & 732/SP1 received and dated 08 September 2014 & 732/LP1A received and dated 03 November 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.

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 ...**

4. The existing 'Sun Room', as labeled on submitted plan 732/01, shall be demolished and all the materials arising from such demolition shall be completely removed from the site prior to the first occupation of the approved development.

REASON: To ensure that the approved development remains appropriate within the Green Belt, in accordance with the National Planning Policy Framework and Policy RA3 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).

**Date:** 03/11/2014

A handwritten signature in black ink, appearing to read 'Colin Haigh', is enclosed within a thin black rectangular border.

Colin Haigh  
Head of Planning