



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2014/1977/FP**

**Erection of detached single garage following demolition of 2 existing outbuildings**

**at: Northaw Place 2 Coopers Lane Northaw Potters Bar**

Carriage Return

### Agent Name And Address

Mr C Anatolitis  
Anatolitis Associates  
Meadowcroft  
28 Manor Road  
Potters Bar  
EN6 1DQ

### Applicant Name And Address

Mr & Mrs A & L Argyrou  
Northaw Place  
2 Coopers Lane  
Northaw  
Potters Bar  
EN6 4NQ

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: PL399-2 Rev B received 3 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.

### PRE-DEVELOPMENT

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 ...

4. Prior to the first occupation of the proposed garage permitted under this permission the two outbuildings to be removed as identified on approved plans and details PL399-2 Rev B received 3 November 2014 together with any other building or extensions erected on the land since the grant of this planning permission under Class A, B & E, of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) are to be completely demolished and the resultant debris permanently removed from the application site.

REASON: To ensure the openness and visual amenity of the Green Belt is adequately safeguarded in accordance with the National Planning Policy Framework and Policy RA3 of the Welwyn Hatfield District Plan 2005.

5. 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 A, B & E, of Part 1 of Schedule 2 and 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 the openness and visual amenity of the Green Belt in accordance with the National Planning Policy Framework and Policy RA3 of the Welwyn Hatfield District Plan 2005.

6. The permission hereby granted shall not be implemented in the event that any other building or extensions are erected on the land under Class A, B & E, of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) prior to the commencement of the development hereby permitted.

REASON: To ensure the openness and visual amenity of the Green Belt is adequately safeguarded 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:** 11/11/2014



Colin Haigh  
Head of Planning

**Continuation ...**