



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2015/0249/EM

Erection of single storey side extension. Part replacement of external outbuildings, installation of downstairs WC and widen the existing garage

At 181 Parkway Welwyn Garden City AL8 6JA

Carriage Return

Agent Name And Address

Mrs S Coughlan
Studio C Architects Ltd
15 Walkern Road
Watton At Stone
Hertford
SG14 3RQ

Applicant Name And Address

Mr W Hayes
181 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 06/02/2015 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: 2014-78-P 101 and 2014-78-P 301 and 2014-78-P 211 and 2014-78-P 401 and 2014-78-P 411 and 2014-78-P 201 received and dated 6 February 2015 unless otherwise agreed in writing by the Council.

Continuation...

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.

7. The brickwork, roof tile, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling, unless otherwise agreed 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, EM2,

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 Council's website or inspected at these offices).

INFORMATIVE:

1. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Date: **02/04/2015**



Colin Haigh
Head of Planning