



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2015/0956/FP

Installation of flat roof with 2no rooflights over existing conservatory following the removal of existing conservatory roof

at: St Audreys Retirement Home 15 Church Street Hatfield

Carriage Return

Agent Name And Address

Mr A Perschky
ADP Designs
5 Wellington Road
Stevenage
SG2 9RR

Applicant Name And Address

Mr W Turvey
Sabre Property Services
15 Church Street
Hatfield
AL9 5AR

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 12/05/2015 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted must 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 must not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & MMA-STA-01PA received and dated 12 May 2015 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. No development must take place until samples of materials to be used in the construction of the flat roof, roof eaves, verge and abutment -1.5 section details and roof lights hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The development must be implemented using the approved materials. Subsequently, the approved materials must not be changed without the prior

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written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 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: 07/07/2015

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

Colin Haigh
Head of Planning