



## ESTATE MANAGEMENT DECISION NOTICE – CONSENT

**W6/2015/0965/EM**

**Replacement of garden side gate**

**At 12 Fordwich Road Welwyn Garden City AL8 6EY**

Carriage Return

### **Applicant Name And Address**

Ms C Weatherhead  
12 Fordwich Road  
Welwyn Garden City  
AL8 6EY

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 06/05/2015 subject to the following conditions:-

1. This consent must expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved must be completed before that date.
2. All works carried out in pursuance of this consent must be and remain part of the Premises and must 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 must be annexed to the Conveyance.
4. There must 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 must not be started and completed other than in accordance with the approved plans and details: Site Location Plan (1:1250) & Block Plan (1:500) & Existing Elevation Plan & Proposed Elevation Plan received and dated 6 May 2015 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

**Continuation...**

Council.

7. The brickwork, roof tile, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations must 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**

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

**INFORMATIVE:**

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: **08/07/2015**



Colin Haigh  
Head of Planning