



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2010/0342/FP

**ERECTION OF NEW ATTACHED ANNEXE FOLLOWING DEMOLITION OF
EXISTING ANNEXE**

at: NORTHFIELD WOODFIELD LANE BROOKMANS PARK HATFIELD

Agent Name And Address

MR PAUL KIRKHAM
KIRKHAM SHEIDOW ARCHITECTS
38 SWAN STREET
BOXFORD
SUDBURY
CO10 5NZ

Applicant Name And Address

MR & MRS P INGRAM
NORTHFIELD
WOODFIELD LANE
BROOKMANS PARK
HATFIELD
AL9 6JJ

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 03/03/2010 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 0812/01 REV.D & 0812/02 REV.D received and dated 03 March 2010. 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 ...

4. The foundations of the proposed development shall match the details submitted and assessed within the Arboricultural Impact and Method Statement by Henry Girling received and dated 03 March 2010.

Reason: To ensure the developments does not have an adverse impact upon the adjacent protected trees. In accordance with policies R17 and D8 of the Welwyn Hatfield District Plan 2005.

5. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837 (2005) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition retained tree or shrub means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. The development hereby approved shall remain incidental to the enjoyment of the existing dwellinghouse within the application site and shall not be let, sold or become an independent residential unit.

REASON: In the interests of the amenity of the Green Belt and to ensure that a new independent dwelling does not arise in accordance with PPG2: Green Belts.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPG13, East of England Plan 2008 SS1, T14, ENV7, ENV2 and development plan policies SD1, GBSP1, R3, R17, RA3, RA10, M14, D1, D2, D8, D7 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 28/04/2010



Tracy Harvey
Head of Development Control