



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

S6/2007/230/FP

ERECTION OF FIRST FLOOR REAR EXTENSION.

at: 52A PLOUGH HILL, CUFFLEY, POTTERS BAR,

Agent Name And Address

E. OLIVER
111 MILLWAY
MILL HILL,
NW7 3JL

Applicant Name And Address

CHRISTLEY & SHANN
52A PLOUGH HILL,
CUFFLEY,
POTTERS BAR,
EN6 4DS

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 13/02/2007 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior 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 proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 SD1, GBSP2, D1, D2, M14 & R3), 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).

Continuation ...

APPROVED PLAN NUMBER(S): PH/52/A/O1 Rev A & PH/52A/ Rev A (Proposed first floor plan, proposed rear elevation, proposed side (south east) elevation, existing ground floor plan, existing first floor plan) & PH/52A/08 Rev A1 & PH/52A/09 Rev A1 & PH/52A/10 Rev A1, All date stamped 13 February 2007

Date: 27/03/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer