



WELWYN HATFIELD COUNCIL

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

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2007/549/LB

ERECTION OF TWO STOREY REAR EXTENSION, CREATION OF LIGHTWELL ON FIRST FLOOR, CREATION OF DOUBLE DOORS TO EXISTING CONSERVATORY AND INTERNAL ALTERATIONS.

at: THE LODGE, 2 NORTHAW PLACE, COOPERS LANE, NORTHAW, POTTERS BAR,

Agent Name And Address

G.V. BUILDING SERVICES LTD.
4 REGENT GATE,
83 HIGH STREET,
WALTHAM CROSS,
EN8 7AF

Applicant Name And Address

MR FLORO ARGYOU,
THE LODGE,
2 NORTHAW PLACE,
COOPERS LANE,
NORTHAW,
POTTERS BAR,
EN6 4NQ

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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 03/04/2007 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (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.

Continuation ...

3. The roof to the extension hereby permitted shall be clad with natural slate, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials 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.

4. All external joinery to the building hereby permitted shall be of painted timber, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

5. The rooflight to the building hereby permitted shall be a conservation style rooflight and details shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and shall not be changed without the prior written consent of the Local Planning Authority.

REASON

To protect the historic fabric and aesthetic quality of the Listed Building in accordance with policy R25 of the Welwyn Hatfield District Plan.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005 R25, 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).

APPROVED PLAN NUMBER(S): 1:1250 Site Location Plan & GVBS1462-100 & GVBS1462-01 all received and dated 03-04-2007

Date: **29/05/2007**



Chris Conway
Chief Planning and Environmental Health Officer