



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

S6/2007/546/FP

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 ARGYROU
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 **PERMIT** the development 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 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.

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.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 Policy 5 & Welwyn Hatfield District Plan 2005 SD1, GBSP1, D1, D2, R25& Welwyn Hatfield District Plan, Supplementary Design Guidance, February 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).

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

Date: 29/05/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a horizontal line.

Chris Conway
Chief Planning and Environmental Health Officer