



WELWYN HATFIELD COUNCIL

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

ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2007/1397/EM

ERECTION OF SINGLE STOREY REAR EXTENSION, RELOCATION OF GARDEN WALL & REPLACEMENT OF KITCHEN DOOR WITH WINDOW & GARAGE WINDOW WITH DOOR

at: **24 ROOKS HILL WELWYN GARDEN CITY**

Agent Name And Address

RICHARD LLOYD
32 DERWENT ROAD
HARPENDEN
AL5 3

Applicant Name And Address

MR & MRS WADLEY
24 ROOKS HILL
WELWYN GARDEN CITY
AL8 6ET

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 20/09/2007 subject to the following conditions:-

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall 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 shall be annexed to the Conveyance.
4. There shall 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

7. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the approved scheme shall be implemented in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

Continuation...

REASON 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

APPROVED PLAN NUMBER(S): 1:1250 Site Plan & 100.05 received and dated 20 September 2007 & 100.58 & 100.0581 received and dated 21 November 2007

Date: 14/12/2007

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