



# 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

**S6/2007/1545/FP**

**CONVERSION OF LOFT, INCLUDING DORMER WINDOW AND ERECTION OF TWO STOREY REAR EXTENSION**

**at: 45 NORTHAW ROAD EAST CUFFLEY POTTERS BAR**

### Agent Name And Address

RICHARD LLOYD  
35 DERWENT ROAD  
HARPENDEN  
AL5 3NU

### Applicant Name And Address

MISS B S DARABI  
45 NORTHAW ROAD EAST  
CUFFLEY  
POTTERS BAR  
EN6 4LU

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 22/10/2007 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 PPS1 and development plan policies of the, Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2 and M14, 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):** 1:2500 Site Location Plan & mp.26325 & mp.25 & mp.245 & mp.246 received and dated 22 October 2007.

**Date:** 17/12/2007

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**