



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

S6/2007/1711/LB

ERECTION OF SINGLE STOREY SIDE AND BASEMENT LEVEL EXTENSIONS

at: MYMWOOD HOUSE SHEPHERDS WAY BROOKMANS PARK

Agent Name And Address

BARKER PARRY TOWN PLANNING
33 BANCROFT
HITCHIN
SG5 1LA

Applicant Name And Address

HARRINGTON CARE

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 12/11/2007 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved 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 R25, D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. No development shall take place on the site [within the area indicated on the attached plan] until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved by the Local Planning Authority in writing.

Continuation ...

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with PPG16 and Policy R29 of the Welwyn Hatfield District Plan 2005.

4. Notwithstanding the details on the approved plans, full details of amended elevations showing brick headstones and arches are to be submitted and approved in writing.

Reason : To ensure a satisfactory standard of development in the interests of visual amenity and the setting of the adjacent Listed Building in accordance with Policies R25, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 Policy 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 NUMBERS: JDA/03/940/OS.001 & JDA/03/940/P.APP/SITE.003 & JDA/03/940/SUR.004 & JDA/03/940/PRE.001A & JDA/03/940/PRE.004 & 8092-1 A & 1:200 Final Design dwg 2 & 1:200 Final Design dwg 3 received and dated 12 November 2007.

Date: 07/01/2008



Chris Conway
Chief Planning and Environmental Health Officer