



# 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

**S6/2007/1766/FP**

**ERECTION OF DWELLING WITH INTEGRAL GARAGE, FOLLOWING  
DEMOLITION OF EXISTING DWELLING**

**at: 39 KENTISH LANE BROOKMANS PARK HATFIELD**

### Agent Name And Address

DIGSWELL ASSOCIATES LTD  
APPLETREES  
MILL LANE  
WELWYN  
AL6 9ES

### Applicant Name And Address

MR & MRS CAPSEY  
GABLE HOUSE  
WARREN WOOD MEWS  
KENTISH LANE  
BROOKMANS PARK  
AL9 6JG

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 21/11/2007 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. 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 D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The height of the dwelling hereby permitted shall not exceed 7.5 metres from the existing ground level and shall reflect the relative relationship of land levels and building heights identified on the submitted plans.

REASON: To ensure the satisfactory appearance of the development and its relationship with the existing properties in this part of Kentish Lane, in the interests of safeguarding the character of the area in accordance with Policies D1, D2 and RA4 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

**4. Permitted Development Rights Withdrawn**

The following Classes of Schedule 2 Parts 1 & 2 of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order with or without modification) are withdrawn in respect of the development hereby permitted :-

**Part 1**

**Class A - enlargement improvement or other alteration to the dwellings**

**Class B - enlargement consisting of an addition to the roofs**

**Class C - alteration to the roofs**

**Class D - addition of an external porch**

No development of any of the above classes shall be constructed or placed on any part of the land the subject of this permission.

**REASON:** To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity and the openness of the Metropolitan Green Belt. In accordance with Policies D1, D2 and RA4 of the Welwyn Hatfield District Plan 2005.

**5. Both existing and proposed level of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.**

**REASON:** To ensure the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

**REASONS FOR APPROVAL**

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 Policy 43 & Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA4, R3, R5, M14, D1, D2, D9, D8), 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:** Site Location Plan 1:1250 and 1:2500 & A747 Existing & Proposed Plans A747 received and dated 21 November 2007.

**Date:** 16/01/2008



**Chris Conway**  
Chief Planning and Environmental Health Officer