



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

S6/2007/1704/MA

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
C/O AGENT

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 12/11/2007 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 . 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. 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. Notwithstanding the provisions of the provisions of the Town and Country Planning, General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank elevation of the original dwelling and extension hereby permitted except for any which may be shown on the amended drawing(s) to be approved after the approval of this application.

Continuation ...

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 D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. 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.

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.

5. With the exception of any warden's flat, the residential units hereby permitted shall only be permanently occupied by persons above the national retirement age and/or disabled, the partner of any occupier of any unit, or any such person as may be agreed by the Local Planning Authority in writing as being an acceptable occupier of the unit.

REASON: Permission is only granted having regard to the type of unit and nature of occupants indicated in the application. In addition, the Local Planning Authority's car parking standards would require a greater level of provision if the development were to be occupied as conventional housing. The occupation of the residential units otherwise than by the elderly would lead to additional traffic and parking on nearby highways, adversely affecting the safety of road users and detracting from the amenity of nearby residents. In compliance with Policy CLT17 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPG2, PPG13, PPG15, PPG16 development plan policies of the Welwyn Hatfield District Plan 2005 SD1, D9, RA1, CLT17, R25, R3, R5, M14, D1, D2, D5, D8, GBSP1, 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).

INFORMATIVES:

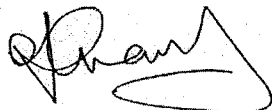
1. The applicant is informed that any further works to the main building, both internal and external require a Listed Building Application. Please contact the Council's planning department if you require any further clarification.
2. The applicant is informed that the approval of materials condition requires the submission of full details of the proposed windows and roof lanterns at suitable scale i.e. 1:20.

Continuation ...

APPROVED PLAN NUMBERS:

JDA/03/940/OS.001 & JDA/03/940/P.APP/SITE.003 & JDA/03/940/SUR.004 &
JDA/03/940/SUR.007 & JDA/03/940/SUR.008 & JDA/03/940/PRE.001A &
JDA/03/940/PRE.002 & JDA/03/940/PRE.003A & 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: 11/02/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', with a stylized flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer