



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

S6/2007/1845/LB

ERECTION OF SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS

at: 18 FORE STREET HATFIELD

Agent Name And Address

ROGER CARTER
47 THE RYDE
HATFIELD
AL9 5DQ

Applicant Name And Address

MRS CHARLOTTE PRESCOTT
18 FORE STREET
HATFIELD
AL9 5AH

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 17/12/2007 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 D1 and D2 of the Welwyn Hatfield District Plan 2005

3. The brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

Continuation ...

4. No works shall take place until detailed plans illustrating the window and door detailing and sections through the windows to show the mouldings have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans. Subsequently, the mouldings of the windows and doors shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

5. All rainwater goods to the extension hereby permitted shall be black, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

6. No historic timbers of the existing building shall be cut or removed without the prior inspection and written consent of the Local Planning Authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005

7. The rear elevation to the living room shall be finished as shown on drawing number 947/06 received and dated 20th February 2008.

REASON: To ensure the historic and architectural character of the listed building is properly maintained and in accordance with Policy R25 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against national policy PPG15 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 R22, R23, R25 and R27), 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): 947/01 & 947/02 & 947/04 rev b & 947/05 received and dated 17 December 2007 & 947/06 received and dated 20th February 2008

Date: 04/03/2008

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**