



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

S6/2008/206/LB

REPLACEMENT OF WINDOWS TO FRONT AND REAR ELEVATION AND
REPLACEMENT DOOR TO SIDE ELEVATION.

at: 6-10 FORE STREET HATFIELD

Agent Name And Address

L W HUMPHRIES
23 QUEENS ROAD
HERTFORD
SG13 8AZ

Applicant Name And Address

MRS TODD
10 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 31/01/2008 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. The development/works shall not be started and completed other than in accordance with the following approved plans and details 1:500 Site Plan and 1:1250 Location Plan & 1:100 Proposed Elevations received and dated 31 January 2008 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be 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

Continuation ...

4. Prior to any building works first commenced, detailed drawings of the new and/or replacement windows including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth or reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: To ensure the historic and architectural character of the buildings is properly maintained, in accordance with Policies R22 and R25 of the Welwyn Hatfield District Plan 2005.

5. Prior to any building works first commenced, detailed drawings including section, showing the new and/or replacement doors which it is proposed to install, together with a detailed description or specification, shall be submitted to, and improved in writing by the Local Planning Authority

REASON: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies R22 and R25 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 D1, D2, R22 and 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).

Date: **26/03/2008**



Chris Conway
Chief Planning and Environmental Health Officer

P25