



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/679/FP

ERECTION OF SINGLE STOREY REAR EXTENSION

at: 375 ST ALBANS ROAD WEST HATFIELD

Agent Name And Address

ADAM TRIGG
22 SCHOOL LANE
WELWYN
AL6 9PH

Applicant Name And Address

MR P ASHTON
375 ST ALBANS ROAD WEST
HATFIELD
AL10 9RU

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 04/04/2008 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. The development/works shall not be started and completed other than in accordance with the approved plans and details AT/226/02A & AT/226/01 & AT/226/02 received and dated 4 April 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces 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 ...

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and development plan policies GBSP2, SD1, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, 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:

The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared property.

Date: 30/05/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a horizontal line.

Chris Conway
Chief Planning and Environmental Health Officer