



TOWN AND COUNTRY PLANNING ACT 1990  
**PLANNING DECISION NOTICE – PERMISSION**

**S6/2008/35/FP**

**ERECTION OF A REPLACEMENT RESIDENTIAL ANNEXE AND  
REPLACEMENT OF EXISTING FLAT GARAGE ROOF WITH PITCHED ROOF.  
AMENDMENT TO S6/2005/1561/FP**

**at: THE VINES 51 HIGH ROAD ESSENDON HATFIELD**

**Agent Name And Address**

PETER NEWSON ASSOCIATES  
THE OLD READING ROOM  
32 HIGH ROAD  
ESSENDON  
AL9 6HW

**Applicant Name And Address**

MR S CADISH  
THE VINES  
51 HIGH ROAD  
ESSENDON  
HATFIELD  
AL9 6HS

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 09/01/2008 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The alterations to the size of the dormers hereby approved, as shown on drawing number 528 03D, received and dated 22 April 2008, shall be completed within 6 months of the date of the decision

REASON: In the interests of the appearance of the development and to comply with policy D1 of the Welwyn Hatfield District Plan 2005.

2. The development works shall not be completed other than in accordance with the approved plans and details on drawing Nos. 528/SP1 received and dated 12/05/08 & 528/02A & 528/04A received and dated 29/02/08 & 528/03D received and dated 22/04/08 (this includes a requirement to reduce the size and amend the design of the existing dormer on the north roofslope as shown on the approved drawing No.528/03D) 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 flat roofed area over the ground floor area which is annotated as 'Greenhouse' and 'Gardeners WC' (on approved drawing 528/02A Received and dated 29/02/08) of the development hereby permitted shall not be used as a balcony, terrace or sitting out area.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

4. Prior to the recommencement of works, a sample of the external timber cladding to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by 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.

5. Prior to the recommencement of works for the scheme hereby approved, larger scale detailed plans and drawings showing the design of the doors and windows are to be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except as in accordance with details so approved.

REASON: To ensure that the appearance of the building relates acceptably to the historic integrity of the listed building in compliance with Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

**REASONS FOR APPROVAL**

The proposal has been considered against National Planning Policy Guidance PPG2 & PPG15 and the East of England Plan policy ENV6 local development plan policies GBSP1, RA3, D1, & 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.

**INFORMATIVE**

1. The annexe building hereby approved does not benefit from permitted development rights as defined by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), as this application relates to an outbuilding subject to planning permission and so any future development changes to this building will be subject to obtaining full planning permission beforehand such as additional windows, including rooflights or dormers

**Date:** 05/06/2008



Chris Conway  
Chief Planning and Environmental Health Officer