



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2008/45/LB

ERECTION OF REPLACEMENT RESIDENTIAL ANNEXE ATTACHED TO LISTED WALL, AND REPLACEMENT OF EXISTING FLAT GARAGE ROOF WITH PITCHED ROOF. AMENDMENTS TO S6/2005/1562/LB.

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 **GRANTS** listed building consent to the works described above and 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 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 roof slope 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.

2. 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.

Continuation ...


3. 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 PPG15 and the East of England Plan policy ENV6, 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.

Date: **05/06/2008**



Chris Conway
Chief Planning and Environmental Health Officer