



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

**S6/2008/714/FP**

**ERECTION OF SINGLE STOREY FRONT EXTENSION**

**at: 15 THEOBALD'S ROAD CUFFLEY POTTERS BAR**

**Agent Name And Address**

Mr A CONNELL  
46 BRADGATE  
CUFFLEY  
EN6 4RN

**Applicant Name And Address**

MR F GREAVOS  
15 THEOBALD'S ROAD  
CUFFLEY  
POTTERS BAR  
EN6 4HQ

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 22/04/2008 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 Site Location Plan 1:1250, Block Plan 1:500& 1B,& 2E & 3A& 4 & 5 & 6 & 7 received and dated 22/04/08 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.

**Continuation ...**

**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.

**REASONS FOR APPROVAL**

The proposal has been considered against National Planning Policy PPS1, PPG2 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, D1, D2), 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:** 13/06/2008



Chris Conway  
Chief Planning and Environmental Health Officer