



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

**N6/2008/1200/FP**

**ROOF EXTENSION TO PROVIDE TWO, ONE BEDROOM SELF-CONTAINED  
FLATS**

**at: 61 HOWARDSGATE WELWYN GARDEN CITY**

**Agent Name And Address**

B J WHYMARK  
WHYMARK & MOULTON  
20 NORTH STREET  
SUDBURY  
CO10 1RB

**Applicant Name And Address**

IVORY MANAGEMENT LTD  
c/o AGENT

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 02/09/2008 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 07/185-01 & 07/185-03 B received and dated 11 JUL 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 the commencement of the development hereby granted, details of the location and design of the refuse bin and recycling materials storage areas shall be submitted to and approved by the Local Planning Authority. These stores shall be provided prior to the first occupation of the units to which they relate.

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

**REASONS FOR APPROVAL**

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS3, PPS6, PPG13, PPG15 and development plan policies SD1, GBSP2, D1, D2, and M14 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).

**Date:** 28/10/2008



**Chris Conway**  
Chief Planning and Environmental Health Officer