



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

**S6/2008/1730/FP**

**ERECTION OF REAR CONSERVATORY**

**at: 28 MOSQUITO WAY HATFIELD**

**Agent Name And Address**

INSULATING WINDOWS LTD  
4-6 MARK ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP2 7BN

**Applicant Name And Address**

MR & MRS BYLO  
28 MOSQUITO WAY  
HATFIELD  
HERTS  
AL10 9AZ

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 05/09/2008 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 1:1250 Site Location Plan & 19350 1 of 2 & 19350 2 of 2 received and dated 5 September 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 National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, SD1, R3 and Supplementary Design Guidance), 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:** 31/10/2008



Chris Conway  
Chief Planning and Environmental Health Officer