



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

**S6/2008/1936/FP**

**ERECTION OF SUMMER HOUSE IN REAR GARDEN AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION**

**at: 27 NORTHAW ROAD EAST CUFFLEY POTTERS BAR**

**Agent Name And Address**

MR P NICHOLAS  
BUILDING DESIGN CONSULTANTS  
REAR OF 1 HEReward CLOSE  
WALTHAM ABBEY  
EN9 1QP

**Applicant Name And Address**

MR A LEE  
27 NORTHAW ROAD EAST  
CUFFLEY  
POTTERS BAR  
EN6 4LU

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 08/10/2008 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 06076/5A received and dated 8 October 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 ...**

4. Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted into the flank elevations of the building and garage conversion hereby permitted without the prior written consent of the Local Planning Authority.

**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, PPG13, East of England Plan 2008 and development plan policies SD1, GBSP2, R3, M14, D1, D8, 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 (see Officer's report which can be inspected at these offices).

**Date:** 03/12/2008



Chris Conway  
Chief Planning and Environmental Health Officer