



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2009/565/LB

**ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS FOLLOWING
DEMOLITION OF EXISTING SIDE AND REAR EXTENSIONS**

**at: THE COACH HOUSE (MYMWOOD LODGE) MYMWOOD HOUSE
SHEPARDS WAY BROOKMANS PARK HATFIELD**

Agent Name And Address

MRS GAENOR PARRY
BARKER PARRY TOWN PLANNING
LIMITED
33 BANCROFT
HITCHIN
SG5 1LA

Applicant Name And Address

HARRINGTON CARE
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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 03/04/2009 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details JDA/0/9175/PL.006 received and dated 03/04/09 & JDA/0/9175/PL. REV/007A & JDA/0/9175/PL.REV/008A & JDA/0/9175/PL. 002B received and dated 29/05/09 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.

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3. The roof to the extensions hereby permitted shall be clad with natural slate, in accordance with details, which have been submitted to and approved in writing by the local planning authority. Subsequently, the 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 Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

4. The windows and their cills of the extensions hereby permitted shall be constructed and installed in accordance with approved drawing JDA/0/9175/PL.006 received and dated 03/04/09. The window frames and shall be painted to match those of the existing windows (white) and cills (Green). Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

5. The walls to the extension hereby permitted shall have a white painted rendered surface to match the existing render style of the existing listed building. A sample panel of the render and painted finish is to be prepared for inspection by the Local Planning Authority (at least 7 days notice is to be given) and, if satisfactory, approval in writing by the local planning authority will be given before rendering is commenced to the approved extensions. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

6. All rainwater goods to the extension hereby permitted shall be black, in accordance with details, which have been submitted to and approved in writing by the local planning authority. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

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SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Guidance15, East of England Plan 2008 Policy ENV6 and 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: **29/05/2009**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Development Control