



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

**S6/2009/1501/FP**

**ERECTION OF CONSERVATORY AT REAR OF PROPERTY**

**at: THE LIMES 51 HIGH ROAD ESSENDON HATFIELD**

Carriage Return

**Agent Name And Address**

MR MATTHEW RENSHAW  
J R WILLOUGHBY  
29A FOREST ROAD  
TARPORLEY  
CW6 0HX

**Applicant Name And Address**

MR FIGGIS  
THE LIMES  
51 HIGH ROAD  
HATFIELD  
AL9 6HS

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 12/08/2009 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 and 2 received and dated 12 August 2009 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.

**REASONS FOR APPROVAL**

The proposal has been considered against National Planning Policy PPS1, PPG2,

## Continuation ...

PPG15, PPG16 and Policy SS1, ENV2, ENV6 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, R3, R29, GBSP1, RA10, D1, D2 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:** 06/10/2009

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal flourish.

Tracy Harvey  
Head of Development Control