



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2009/1633/EM

PROPOSED EXTENSION TO OUTHOUSE

at: 189 PARKWAY WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

MR ED SAUL
SAUL CONSULTING ENGINEERS
9 DINGLE ROAD
LEESWOOD
CH7 4SN

Applicant Name And Address

MR AND MRS I MCCANN
189 PARKWAY
WELWYN GARDEN CITY
AL8 6JA

In pursuance of its powers under the above Scheme the Council hereby **APPROVE** the building, alterations or other works proposed in your application received on 30/07/2009 subject to the following conditions:-

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. The development/works shall not be started and completed other than in accordance with the approved plans and details Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 September 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.

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7. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

8. The brick work to be used in the development hereby permitted shall be constructed from bricks which shall match the existing brickwork on the original dwelling. There shall be no alteration of this unless previously agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

9. Notwithstanding the submitted plans, no development shall commence until a revised plan is submitted to and approved in writing by the Local Planning Authority which shows the design of the windows in the proposed extension matching the existing windows in the property. Subsequently, the development shall not be carried out other than in accordance with the approved plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with Policy EM1 of the Estate Management Scheme.

.REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on the amenities and values of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

Date: **12/10/2009**



Tracy Harvey
Head of Development Control