



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2009/1922/FP**

**ERECTION OF SINGLE STOREY OUT BUILDING FOR USE AS GYM**

**at: 69 NORTHAW ROAD EAST CUFFLEY POTTERS BAR**

### Agent Name And Address

MR C ELLERBECK  
ELA DESIGN  
STUDIO HOUSE  
DELAMARE ROAD  
CHESHUNT  
EN8 9TD

### Applicant Name And Address

MR C ELLERBECK  
69 NORTHAW ROAD EAST  
CUFFLEY  
POTTERS BAR  
EN6 4LY

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 12/10/2009 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: ELA/9 Rev 01 & ELA/8 Rev 00 (Block Plan) & ELA/8 Rev 00 (Roof Plan) & ELA/7 Rev 00 & ELA/6 Rev 00 & ELA/3 Rev 00 received and dated 12 October 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved 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 Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

## Continuation ...

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, East of England Plan 2008 SS1, ENV7 and development plan policies SD1 and GBSP2, R3, D1, D8 and 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:** 23/02/2010

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal line extending to the right.

Tracy Harvey  
Head of Development Control