



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2011/198/MA

Conversion of existing residential unit in ground floor of detached outbuilding into a garden room and retention of first floor staff annex

at: Wildewood, Kentish Lane, Brookmans Park

Applicant Name And Address

Mr B Bester
Wildewood
Warrenwood Mews
Kentish Lane
ESSENDON
AL9 6JG

Agent Name And Address

Mr P Cavill
Hertford Planning Service
Westgate House
37-41 Castle Street
HERTFORD
SG14 1HH

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 08/02/2011 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: 10424/S/001 received and dated 8th February 2011 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 permission hereby approved shall cease being occupied as a residential annexe on the ground floor as shown on drawing no. 10424/S/001 within three months of the date of this permission. Thereafter, the ground floor shall be used only for purposes incidental to the use of the main dwellinghouse 'Wildewood'.

REASON: In the interests of residential amenity in accordance with PPG2: Green Belts and policy D1 of the Welwyn Hatfield District Plan, 2005.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS9 East of England Plan 2008 policies SS1, ENV7 and development plan policies SD1, GBSP1, R3, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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: 01/10/2010

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