



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/0395/FP

Proposed external alterations to create guest accommodation, gym/games room and library

at: 5 Lysley Place Brookmans Park HATFIELD

Agent Name And Address

Mr G Scrase
Hertford Planning Service
Westgate House
37-41 Castle Street
HERTFORD
SG14 1HH

Applicant Name And Address

Mr & Mrs B White
The Barn
5 - 6 Lysley Place
Shepherds Way
BROOKMANS PARK
AL9 6NZ

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 05/03/2012 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: 10825-P001 & 10825-P002 & 10825-P005 received and dated 5 March 2012 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.

POST-DEVELOPMENT

3. 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 ensure a satisfactory standard of development in the interests of visual

Continuation ...

amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. The alterations hereby approved shall only be used in conjunction with the main attached dwelling number 5 - 6 Lysley Place. The existing dwelling and approved extension shall therefore comprise a single dwelling.

REASON: To ensure that the development does not result in the creation of two independent units within the Metropolitan Green Belt and the site maintains sufficient off road parking space, amenity space and an appropriate standard of residential development. In accordance with the National Planning Policy Framework, March, 2012 and Policies D1 and M14 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, March, 2012, East of England Plan 2008 policies SS1, T14, ENV7, and development plan policies SD1, GBSP1, R3, M14, D1, D2, D8, RA3, RA10 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: 30/04/2012



Tracy Harvey
Head of Planning