



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING DECISION NOTICE – CONSENT

S6/2013/1647/LB

Creation of fire escape and from existing first floor and sub-division of existing first floor bathroom to create a private kitchenette and shower room for accommodation

at: Two Brewers 1 Northaw Road West Northaw Potters Bar

Agent Name And Address

Mrs K Gorrie
Blueprint Architectural design
280 Wellingborough Road
Rushden
NN10 9XP

Applicant Name And Address

Mr David Broadhurst
Charles Wells Pub Company
Lakeview House
Fraser Road
Priory Park
Bedford
MK44 3WH

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 **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 29/08/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended).

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 12-099-04 & 12-099-02A & 12-099-03A received and dated 29 August 2013 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.

Continuation ...

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

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Date: **30/10/2013**

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Planning