



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 8AE

Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref No

S6/0856/97/FP

TOWN AND COUNTRY PLANNING ACT 1990

Erection of one dwelling house. (Revision to planning permission S6/0202/97/FP to include domed roof above front bay window at first floor level)

at: Plot 2, Firs Wood Close, Northaw, Potters Bar

To:

Stephens Design Associates,
Cottered, Nr Buntingford, Herts SG9 9QL

For:

Mr R A G Thomas,
38 The Ridgeway, Enfield, Middlesex EN2 8QH

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 9th October 1997 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
 - (1) which existing trees, shrubs and hedges are to be retained or removed.
 - (2) what new planting is proposed, together with details of the species, size and method of planting.



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- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

3. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no development falling within Classes A, B, D, E or G of Part 1 of Schedule 2 to that Order shall be carried out without the written approval of the Local Planning Authority.

REASON



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continued

To enable the Local Planning Authority to control the total amount of development in this Green Belt location.

Date : 24th November 1997

Signed: 
Chief Planning Officer