



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 01707)

DECISION NOTICE

Ref No S6/0440/96/FP

TOWN AND COUNTRY PLANNING ACT 1990

Demolition of existing dwelling and the erection of a replacement house

at: 59 The Ridgeway, Cuffley, Potters Bar

To:

R A Rowe,
Turnpike Cottage, High Street, Barkway, Herts SG8 8EG

For:

Mr G Duke,
59 The Ridgeway, Cuffley, Potters Bar, Herts

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 31st May 1996 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. No windows shall be installed in the first floor side elevations of the development hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON

To maintain the privacy of the adjacent residential properties.

3. The first floor windows on the western elevation of the proposed building shall be glazed with obscured glass, and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON



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continued

To prevent any overlooking or loss of privacy to adjoining properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C and D of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

The property is located within the Metropolitan Green Belt wherein the Council would wish to control any future extensions in the interests of the character of the Green Belt.

Date : 27th September 1996

Signed: 
Chief Planning Officer