

Christopher Dale
Head of Planning

Reply To: address as below
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Dr A Waheed
2 Mulberry Mead
Hatfield
AL10 9EN

7 March 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

Dear Dr A Waheed,

Application Reference: 6/2022/0087/COND

Proposed development at: 2 Mulberry Mead Hatfield AL10 9EN

Proposal: Confirmation that all planning conditions have been discharged on application S6/2014/0086/FP

Thank you for your application requesting confirmation of compliance with the conditions on the above approval.

Planning application S6/2014/0086/FP was granted on the 13 March 2014 subject to four conditions. Each condition is discussed below:

- 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)

Having regard to the above, it is observed that condition 1 did not require an application to be submitted for approval of details. However, planning records show that the development commenced in 2014, which is in accordance with this condition.

- 2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & 01 & 04 received and dated 16 January 2014 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.

Having regard to the above, it is observed that condition 2 did not require an application to

be submitted for approval of details. Planning records show that a single storey rear extension has been erected which is not shown on the approved drawings listed in condition 2. This extension may fall with permitted development rights; however, this can only be confirmed by a Lawful Development Certificate.

3. *No development shall take place until details of the proposed crown roof, including a cross-section drawing, shall be submitted to and approved in writing, by the Local Planning Authority. Subsequently the roof shall be implemented in accordance with the approved details and shall not be changed unless otherwise agreed in writing by the Local Planning Authority.*

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Condition 3 required details of the proposed crown roof to be submitted and approved in writing prior to the commencement of development. The purpose of the planning condition was to ensure that the crown roof was stepped down and concealed behind ridge tiles which is not the case with the development as built. A planning history search has confirmed that this condition was not complied with and that no application was submitted for approval of details. Notwithstanding the breach of condition, enforcement action is discretionary and, in this case, the Local Planning Authority confirm that it would not be expedient to pursue enforcement action.

4. *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.

Having regard to the above, it is observed that condition 4 did not require an application to be submitted for approval of details. Nevertheless, it is confirmed that the development as built is in accordance with this condition.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at a.ransome@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Ashley Ransome
Senior Development Management Officer