

To: Mr L Vekaria
Saloria Architects
Unit 27 Cygnus Business Centre Dalme
London
NW10 2XA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission for Development**

To: Mr L Vekaria

Application No: 6/2016/0995/FULL

Date of Approval: 5 July 2017

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Erection of single storey rear extension and internal alterations

At Location: Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6 4DG

Applicant: Oshwal Association of the UK

Application Date: 9 June 2016

In accordance with the conditions listed below: -

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Details of any new windows, roof lights, link glazing and doors hereby approved must submitted to and approved in writing by the Local Planning Authority prior to commencement of the works. The details submitted must include 1:20 scale elevations; 1:2 scale sections (doors and windows only); an annotated plan showing the location of each proposed item; brochure details (roof lights only); as well as appropriately scaled movement joint details between the glazed link and the existing house. The larger scale details must include part of the surrounding fabric. Subsequently, the approved materials shall not be changed.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

3. No development shall commence until 1:5 scale details of the eaves, parapets, verges, abutments and chimney stack have been submitted to and approved in writing by the Local Planning Authority. The detailed mouldings should be modelled on classical details found in the historic parts of the house or based

on C18th or C19th pattern books. Subsequently the details shall be implemented and shall not be changed.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and chimney and this is required in the interests of the significance of the heritage asset in accordance with the National Planning Policy Framework.

4. Notwithstanding the details submitted as part of this application, the use shall not commence until a scheme for the extraction and filtration of cooking or other fumes has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be maintained in accordance with the manufacturer's instructions to ensure its continued satisfactory operation.

REASON: To ensure a satisfactory standard of development in the interests of the significance of the heritage asset in line with the National Planning Policy Framework.

5. All visible rainwater goods must be made of cast-iron, in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority before any development commences. Subsequently, the development shall not be implemented and retained other than in accordance with the approved details.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the National Planning Policy Framework.

6. In support of, and in addition to, condition 7 for the approved plans and details, and for the avoidance of doubt, the development/works shall not be started and completed other than in accordance with the approved details:

Elevations labelled as 'Final' on drawing number 6842-36 Rev P3 received 21 June 2017 and floor plan labelled as 'Final' on drawing number 6842-33 Rev P2 received 21 June 2017.

REASON: To ensure that the development is carried out in accordance with the approved details.

DRAWING NUMBERS

7. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
6842-02	P0	Site Location Plan	20 May 2016

6842-33
6842-36

P2
P3

Plans
Elevations

21 June 2017
21 June 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT

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).

Informative(s)

It is considered that the ventilation/extract system should make use of the proposed external chimney stack.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.