



To: Mr Huseyin Cicek
8-10 Silver Street
Enfield
Middlesex
EN1 3ED

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 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the duty planning officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk



Notice of Decision
Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
- Schedule 2, Part 1, Class AA
Prior Approval Required and Given

To: Mr Huseyin Cicek

Application No: 6/2021/0631/PN27

Application Date: 24 February 2021

Date of Approval: 21 April 2021

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS AA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Welwyn Hatfield Borough Council hereby confirm that their PRIOR APPROVAL IS REQUIRED AND GIVEN for the proposed development which meets the above requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown, as described by the description, and in accordance with the information that the developer provided to the Local Planning Authority.

Development: Prior approval for the construction of an additional storey to facilitate the enlargement of the dwellinghouse to a maximum of approximately 9.607m in height

At location: 35 Northaw Road East Cuffley Potters Bar EN6 4LU

Applicant: Mr Akif Okur

To ensure the development complies with the above Order, your attention is directed to conditions within the Order.

1. The development hereby approved must be carried out in accordance with the submitted Construction Management Plan (ADP London) submitted to the Council on the 24 February 2021.

REASON: To ensure any adverse impacts of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated in accordance with paragraph AA.2 (b) of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the NPPF.

DRAWING NUMBERS

2. 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
A101		Existing Floor Plans	24 February 2021
A102		Existing Roof Plan and Section AA & BB	24 February 2021
A103		Existing Elevations	24 February 2021
A100		Location and Site Plans	25 February 2021
A104		Proposed Ground Floor Plan	25 February 2021
A105		Proposed First Floor Plan	25 February 2021
A106		Proposed Loft Floor Plan	25 February 2021
A107		Proposed Roof Plan	25 February 2021
A108		Proposed Section BB	25 February 2021
A109		Proposed Section AA	25 February 2021
A110		Proposed Front Elevation	25 February 2021
A111		Proposed Rear Elevation	25 February 2021
A112		Proposed Side Elevation	25 February 2021
A113		Proposed Other Side Elevation	25 February 2021
A114		Proposed Street View	25 February 2021

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

Informative(s)

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :
 - 8.00am and 6.00pm on Mondays to Fridays
 - 8.00am and 1.00pm Saturdays
 - and at no time on Sundays and Bank Holidays
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines

are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

7. All pile driving shall be carried out by a recognised noise reducing system.

8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

11. Any emergency deviation from these conditions shall be notified to the Council without delay

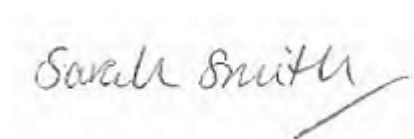
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

2. 1. All efforts shall be made to reduce dust generation to a minimum.

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.



Sarah Smith

Development Management Service Manager

**Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Class AA**

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 within 6 months of the date of this notice, whichever period expires earlier. •
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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.**