



To: Mr M Johnson
Dominic Lawson Bespoke Planning
1 Gracechurch Street
London
EC3V 0DD

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 Act 1990
Town and Country Planning (General Permitted Development) (England) Order
2015
Prior Approval Not Required

To: Mr M Johnson

Application No: S6/2015/1203/HH

Application Date: 9 June 2015

Date of Approval: 21 July 2015

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

Welwyn Hatfield Borough Council hereby confirm that their **PRIOR APPROVAL IS NOT REQUIRED** 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 above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Development: Prior approval for the erection of single storey side extensions to either side following demolition of existing garage and two outbuildings

At location: The Spinney, High Road, Essendon, Hatfield, AL9 6HT

Applicant: Lime Interiors

In order to ensure that the development is compliant with the above Order, attention is drawn to the following: -:

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

1:1250 Site Location Plan & (GE)11 Rev PL1 & (GE)10 Rev PL1 & (GA)02 Rev PL1 & (GA) 01 Rev PL1 & (GA)00 Rev PL2 & (EX)10 Rev PL1 & (EX)01 Rev PL1 & (EX)00 Rev PL2 & (EX)04 Rev PL1

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

2. The development must be carried out—
 - (a) where prior approval is required, in accordance with the details approved by the local planning authority;

(b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.

3. The development must be completed on or before 30th May 2019.
4. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.
5. The notification referred to in sub-paragraph (14) must be in writing and must include—
 - (a) the name of the developer;
 - (b) the address or location of the development, and
 - (c) the date of completion.
6. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
7. Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
8. Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.



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 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.