



TOWN AND COUNTRY PLANNING ACT 1990  
**PLANNING DECISION NOTICE – PERMISSION**

**S6/2014/0086/FP**

**Erection of two storey side extension (amendment to planning approval  
S6/2013/1654/FP)**

**at: 2 Mulberry Mead Hatfield**

**Agent Name And Address**

Mr N Anderson  
Planning & Building Design Services  
1A Woodland Way  
Oaklands  
Welwyn  
AL6 0RZ

**Applicant Name And Address**

Dr I Waheed  
2 Mulberry Mead  
Hatfield  
AL10 9EN

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 16/01/2014 and shown on the plan(s) accompanying such application, subject to the following conditions:-

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)

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.

**PRE-DEVELOPMENT**

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.

**Continuation ...**

**POST-DEVELOPMENT**

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.

**REASONS FOR APPROVAL**

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 Councils website or inspected at these offices).

**Date:** 13/03/2014



Tracy Harvey  
Head of Planning