



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2009/2579/FP

ERECTION OF A TWO STOREY FRONT EXTENSION AND REPLACEMENT ROOF TO INCLUDE INCREASE RIDGE HEIGHT AND REAR DORMER TO FACILITATE THE CREATION OF SECOND FLOOR ACCOMMODATION

at: 61 PINE GROVE BROOKMANS PARK HATFIELD

Agent Name And Address

MR PETER COX
ALAN COX ASSOCIATES,
59A HIGH STREET
BARNET
EN5 5UR

Applicant Name And Address

TELISTANTO TRADING
123 HANLEY ROAD
LONDON
N4 3DQ

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 04/01/2010 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 & 1:200 Block Plan received and dated 04 January 2010 & 368909 (as amended) received and dated 23 March 2010 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.

3. 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.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1 and Policy SS1, T14 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, M14, D1, D2 and Supplementary Design Guidance), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 27/04/2010

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Development Control