



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2015/0930/EM

Formation of grasscrete driveway and installation of a new side access gates

At 15 Sherrardspark Road Welwyn Garden City AL8 7JW

Agent Name And Address

Mr C Turnbull
15 The Drive
Welwyn
AL6 0TW

Applicant Name And Address

Ms S Pardoe
15 Sherrardspark Road
Welwyn Garden City
AL8 7JW

In pursuance of its powers under the above Scheme the Council hereby **APPROVE** the building, alterations or other works proposed in your application received on 01/05/2015 subject to the following conditions:-

1. This consent must expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved must be completed before that date.
2. All works carried out in pursuance of this consent must be and remain part of the Premises and must be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
3. This consent or copy hereof must be annexed to the Conveyance.
4. There must be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. The development/works must not be started and completed other than in accordance with the approved plans and details: Site Location Plan (1:1250) and DD2187-1 Rev A & DD2187- 2 (1 of 4) Rev A & DD2187- 2 (2 of 4) Rev A & DD2187- 2 (3 of 4) Rev A & DD2187- 2 (4 of 4) Rev A received & dated 1 May 2015 unless otherwise agreed in writing by the Council.

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 Council.

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7. The brickwork, roof tile, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations must match that used in the existing dwelling, unless otherwise agreed in writing by the Council.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policies EM1, EM2,

INFORMATIVE:

1. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Date: **22/06/2015**

A handwritten signature in black ink, appearing to read 'Colin Haigh', written in a cursive style.

Colin Haigh
Head of Planning