



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2008/417/EM

EXTENSION TO EXISTING VEHICLE HARDSTANDING

at: 22 BROCKSWOOD LANE WELWYN GARDEN CITY

Applicant Name And Address

MR M G J PAGE
69 GRESLEY CLOSE
WELWYN GARDEN CITY
AL8 7QA

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 07/03/2008 subject to the following conditions:-

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall 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 shall be annexed to the Conveyance.
4. There shall 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 shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Plan received and dated 07 March 2008 & Proposed Plan received and dated 29 April 2008 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.

Continuation...

7. 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 protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

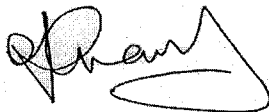
REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme

INFORMATIVE

The proposed verge would require consent from the Hertfordshire Highways Authority. Please contact the Highways Authority on 01438737320.

Date: **09/05/2008**



Chris Conway
Chief Planning and Environmental Health Officer