



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2010/1309/EM

Erection of part two storey and part single storey rear extension with single storey additions to the garage

at: 1 Reddings WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

Mr A Trigg
22 School Lane
WELWYN
AL6 9PH

Applicant Name And Address

Mr M Tabriz
1 Reddings
WELWYN GARDEN CITY
AL8 7LA

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 16/06/2010 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: Drawing Nos. AT294: 01 & AT294: 02 received and dated 16 June 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.

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7. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.

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, EM3 and EM4 (Officer to delete as necessary)

8. The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall 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, EM3 and EM4 (Officer to delete as necessary)

9. No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy EM3 of the Estate Management Scheme.

10. The development shall be constructed in accordance with the tree protection and construction methods supplied on Drawing No. AT294-02. The tree protection methods shall be erected prior to any equipment, machinery or materials are brought on to the site for the proposes of the development hereby permitted and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs. The development shall not be carried out other than in accordance with these approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy EM3 of the Estate Management Scheme.

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REASON FOR APPROVAL

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

Date: **10/08/2010**

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Development Control