



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2010/2044/FP

Formation of new shop front

at: 45 Howardsgate WELWYN GARDEN CITY

Agent Name And Address

Mr M Allen
Melvyn Allen Design
3 Lamorna Close
RADLETT
WD7 7DR

Applicant Name And Address

Mr G Gordon
Greys
Ashfield
Ducklake Farm
ASHWELL
SG7 5LL

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 17/09/2010 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 & 100 & 120 received and dated 17 September 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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REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, East of England Plan policies SS1, ENV6 and development plan policies GBSP2, SD1, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, 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: 12/11/2010

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

Tracy Harvey
Head of Development Control