



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2010/3084/FP

Erection of single storey rear extension and insertion of two rooflights on front elevation

at: 76 Brockwood Lane WELWYN GARDEN CITY

Agent Name And Address

Mr G Langford
Gavin Langford Archietcts Ltd
20 Joscelynes
Stapleford
CAMBRIDGE
CB22 5EA

Applicant Name And Address

Mr & Mrs Pendell
Badgers End
76 Brockwood Lane
WELWYN GARDEN CITY
AL8 7BQ

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 21/12/2010 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: 1003/001 & 1003/009 & 1003/039 & 1003/040 & 1003/041 & 1003/042 & 1003/043 & 1003/044 & 1003/045 & 1003/046 & 1003/047 & 1003/048 received and dated 21 December 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.

PRE-DEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

Continuation ...

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.

4. No equipment, machinery or materials shall be brought onto the site for the purposes of the development, until a plan/method statement showing the type and location of protective fencing for the trees, in accordance with BS 5837: 2005 has been submitted to and approved by the Local Planning Authority in writing. Subsequently the development shall not be carried out other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. 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.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with policy D8 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5, PPS9, PPG13, East of England Plan 2008 SS1, SS2, ENV6, ENV7, T14 and development plan policies SD1, GBSP1, R3, D1, D2 and D8 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.

Date: 14/02/2011



Tracy Harvey
Head of Development Control