WELWYN HATFIELD BOROUGH COUNCIL

The Campus, Welwyn Garden City
Herts, AL8 6AE
DX 30075 Welwyn Garden City 1
Tel: 01707 357000
www.welhat.gov.uk

ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2013/2282/EM

Erection of part single and part two storey rear extension, installation of 2 roof lights to rear elevation and erection of outbuilding together with hardstanding

At 16 Brockswood Lane Welwyn Garden City AL8 7BG

Carriage Return

Agent Name And Address

Martin Bridge Ltd
One Bramble Cottages
Standon Green End
High Cross
Ware
SG11 1BW

Applicant Name And Address

Mr & Mrs H Dolton
18 Dunelm Street
London
E1 0QQ

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 25/10/2013 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: Site Location Plan (130415.8) & 130415.7 received and dated 25 October 2013 & 130415.6B & 130415.5H received and dated 20 November 2013 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

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Council.

7. No development shall commence until details of the materials to be used in the construction of the approved summerhouse have been submitted to and approved in writing by the Council. Subsequently, the development shall not be carried out other than in accordance with the approved details.

REASON: To protect the amenities and values of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and policy EM2.

8. The brickwork, rooftile, 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,

9. No development shall commence until full details of the foundation design and any works to trees as a result of the development have been submitted to and approved in writing by the Council. Subsequently the development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Council.

REASON: To protect the existing soft landscaping and to maintain the amenities and values of this part of the Garden City in accordance with policy EM3 of the Estate Management Scheme.

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.

INFORMATIVE

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: **19/12/2013**

Tracy Harvey

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Head of Planning