WELWYN HATFIELD BOROUGH COUNCIL

The Campus, Welwyn Garden City
Herts, AL8 6AE
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TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2012/0375/FP

Erection of rear conservatory

at: 14 Brockswood Lane WELWYN GARDEN CITY

Applicant Name And Address

Mr D Peever
14 Brockswood Lane
WELWYN GARDEN CITY
AL8 7BG

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 02/03/2012 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: 01 Rev A & 02 received and dated 2 March 2012 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.

POST-DEVELOPMENT

3. The render, 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 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.

Continuation …

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan policies SS1, SS2, ENV6, ENV7 and development plan policies SD1, GBSP2, R3, D1, 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: 25/04/2012

Tracy Harvey
Head of Planning