



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2012/0737/EM

**Front, rear and side extension and insertion of two dormers to rear elevation,
new roof lights and bay window to front elevation**

At 21 Roundwood Drive WELWYN GARDEN CITY AL8 7JZ

Carriage Return

Agent Name And Address

Mr L Winter
Property Lande Architecture
The Design Studio, Dutch Nursery
Great North Road
BROOKMANS PARK
AL8 6ND

Applicant Name And Address

Mrs H Guy
21 Roundwood Drive
WELWYN GARDEN CITY
AL8 7JZ

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 21/04/2012 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 shall not be started and completed other than in accordance with the approved plans and details: 353-P-011 received and dated 21 April 2012 & 353-P-012 received and dated 18 June 2012 & 353-P-01B & 353-P-02A & 353-P-03A & 353-P-04A & 353-P-05B & 353-P-06A & 353-P-07A & 353-P-08 received and dated 03 July 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.

Continuation...

7. The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension 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 policy EM1

8. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. 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. The landscaping details to be submitted shall include:-

a) proposed finished levels

b) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted 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: **24/07/2012**



Tracy Harvey
Head of Planning