

Mr S Cook
Home Extension Designs
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Welwyn Garden City
Hertfordshire
AL7 1JU

Reply To: June Pagdin
the address below
Date: 18 September 2015
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Dear Mr Cook

RE: 6/2013/2219/NMA and 6/2014/1307/NMA - Non-material amendment to combine two planning approvals into one AT 7 Densley Close, Welwyn garden City, AL8 7JX

Thank you for your recent application seeking permission for a non-material amendment to amalgamate planning permissions N6/2013/229/FP 'Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level' granted on 19.12.2013 and N6/2014/1307/FP 'Erection of two first floor side extensions' granted on 11.9.2014 and remain extant.

The amendment applied for proposes the "*Non-material amendment to combine planning permissions N6/2013/2219/FP and N6/2014/1307/FP into one approval*".

Planning permission was granted for application N6/2013/2219/FP under delegated powers on 19.12.2013 for single storey extensions subject to standard conditions over implementation commencing within three years of the decision, and being in accordance with approved plans and the prior submission and approval of material samples. The permission is extant, not expiring until 19.12.2016.

Planning permission was granted for application N6/2014/1307/FP by Planning Committee and the decision was issued on 11.09.2014 for two first floor side extensions subject to standard conditions over implementation commencing within three years of the decision, and being in accordance with approved plans and the prior submission and approval of material samples. Conditions requiring protection for TPO trees prior to development and the installation of obscure glazing in the first floor side windows in the north elevation. The permission is extant, not expiring until 11.09.2017.

There have been no material changes in planning circumstances since the permission was granted and no changes to the proposals. The combination of the two approvals into one with no amendments to the proposals would not give rise to any new planning issues that have not been previously considered in relation to impact on the residential amenity of neighbouring properties and impact on the character and appearance of the application property and wider character of the Conservation Area. Consequently, the effect of the change would have no

implications in planning terms that have not already been considered and would allow the developer to implement, in full, the proposals that have already been granted planning permission.

Accordingly, the Council considers the proposed amendments to be non-material and acceptable in accordance with the Plans and details: 3018-OS1& 3018-OS2 & 3018-OS3 received 30 July 2015.

Please note that this letter should be read in conjunction with the original planning permissions and all the conditions thereon must be complied with.

Yours sincerely

June Pagdin
Senior Planning Officer

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