



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2014/1308/EM

Erection of 2 first floor side extensions

At 7 Densley Close Welwyn Garden City AL8 7JX

Carriage Return

Agent Name And Address

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Applicant Name And Address

Mr D Ilett
7 Densley Close
Welwyn Garden City
AL8 7JX

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 10/06/2014 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: 3018-OS1 Rev C & 3018-OS2 Rev C & 3018-EO2 & 3018-E01 & 3018-P02 Rev A Received and Dated 10 June 2014 unless otherwise agreed in writing by the Council.

REASON: To ensure that the development is carried out in accordance with the

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approved drawings and any changes must be agreed in advance in writing by the Council.

7. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the extensions (including brickwork, bonding details, roof tiles, windows and rooflights) 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 ensure a satisfactory standard of development in accordance with Policy EM1.

8. No development shall commence until a revised plan has been received showing the centralisation of the fenestration in the first floor street elevation has 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 ensure a satisfactory standard of development in the interests of the appearance of the property in accordance with Policy EM1.

Date: **06/02/2015**

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read 'Colin Haigh'.

Colin Haigh
Head of Planning