



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2012/1537/FP

Erection of single storey side extension and single storey rear glass extension

at: 42 Brockswood Lane WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

Ms M Mohns
Studio 3.07 The Tea Building
Shoreditch High Road
LONDON
E1 6JJ

Applicant Name And Address

Mr S Youell
42 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 26/07/2012 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: 0722/01/115 received and dated 20 July 2012 & 077/02/100 & 0722/02/101 received and dated 26 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.

POST-DEVELOPMENT

3. The brickwork, 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

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amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, 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, at the time of this decision 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).

INFORMATIVE

1. Please note that the property falls within the Welwyn Garden City Estate Management area and therefore separate consent is required for the proposed works under the Leasehold Reform Act 1947. Application forms may be obtained from the council website <http://www.welhat.gov.uk>

Date: 19/09/2012



Tracy Harvey
Head of Planning