



ESTATE MANAGEMENT DECISION NOTICE – CONSENT

W6/2012/2653/EM

Loft conversion with dormer window and insertion of window on front elevation of property

At 35 Sherrardspark Road WELWYN GARDEN CITY AL8 7JY

Carriage Return

Agent Name And Address

Mr A Moody
5 Roland Street
ST ALBANS
AL1 5HS

Applicant Name And Address

Mr A Batten
35 Sherrardspark Road
WELWYN GARDEN CITY
AL8 7JS

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 19/12/2012 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/works shall not be started and completed other than in accordance with the approved plans and details: 08-001P & 08-005PD & 08-004PD received and dated 19 December 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.

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7. The dormer hereby permitted shall be constructed with a lead flat roof and dormer cheeks and with a white painted timber framed window. The second floor gable end window hereby permitted shall be constructed with white painted timber framed window. These approved materials shall not be changed without the prior written consent of the local planning authority.

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. The second floor dormer of the proposed extension hereby permitted shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened and shall be retained in that form thereafter.

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.

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.

Date: **13/02/2013**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Planning