WELWYN HATFIELD

6/2015/2410/EM

To: Mr M Beales
22 Brockswood Lane
Welwyn Garden City
AL8 7BG

Important – Planning permission and notices of consent

Compliance with conditions

- Your estate management consent is attached. It will contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.

- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.

- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.

- If you fail to comply with the conditions this may result in a breach of estate management control and this may lead to enforcement action.

It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.

WELWYN HATFIELD

Notice of Decision
LEASEHOLD REFORM ACT 1967
Estate Management Scheme
Approval of Estate Management Consent

To: Mr M Beales

Application No: 6/2015/2410/EM

Date of Approval: 9 February 2016

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Conversion of window in kitchen into a back door
At Location: 22 Brockswood Lane, Welwyn Garden City, AL8 7BG
Applicant: Mr M Beales
Application Date: 21 December 2015

In accordance with the accompanying plans and particulars, subject to the conditions below:

1. 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.

   REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

   REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. 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.

   REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The development/works shall not be started and completed other than in accordance with the approved plans and details:

   1:1250 Location Plan & 2217 EX 1A & 2217 P 1A received and dated 21st December 2015

   REASON: To ensure that the development is carried out in accordance with the approved plans and details.

6. The brickwork, bonding, mortar, roof tiles, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved alterations shall match that used in the existing dwelling.

   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 Policies EM1.

Colin Haigh
Head of Planning

WELWYN HATFIELD

LEASEHOLD REFORM ACT 1967

NOTE REFUSAL

If the applicant is aggrieved by the decision of the Council to impose conditions in respect to the proposed development, they may appeal to Welwyn Hatfield Borough Council in writing.

If you would like to discuss alternative options leading to the submission of a revised application please contact the case officer.

APPEALS

Most applicants have the right of appeal to the Council's Estate Management Scheme Appeals Panel if an application is refused. All appeals and supporting information, outlining your request and the reasons, must be submitted in writing to the Council to planning@welhat.gov.uk or to the Planning Department at Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE.

The appeal will then be considered by the Estate Management Appeals Panel, usually within 8 weeks of receipt of the appeal. As the appellant you have the opportunity to present your case by speaking at the Panel meeting. For dates of the meetings, please look on the website www.welhat.gov.uk. You will be notified prior to your case being presented to the Panel of the date, time and location.