

Item No. 16**SCHEDULE C**

APPLICATION NUMBER CB/09/00784/FULL
LOCATION TOWERS CLOSE, TOPLERS HILL, ASTWICK,
HITCHIN, SG18 9TA
PROPOSAL FULL: SINGLE STOREY REAR AND SIDE
EXTENSIONS AND DETACHED DOUBLE GARAGE
PARISH Astwick
WARD Stotfold & Arlesey
WARD COUNCILLORS Cllrs Street, Turner, Saunders & Dalgarno
CASE OFFICER Kate Phillips
DATE REGISTERED 30 April 2009
EXPIRY DATE 25 June 2009
APPLICANT Mrs Gudgin
AGENT Richard Beaty (Building Design)Ltd

REASON FOR COMMITTEE TO DETERMINE THE APPLICANT IS EMPLOYED BY THE COUNCIL.

RECOMMENDED DECISION FULL CONDITIONAL APPROVAL

Recommendation

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).

- 4 The developer shall provide access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and find. To this end the developer shall notify the Local Planning Authority beforehand of the date on which work under the permission is due to commence.

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).