

Town Clerk
Hertford Town Council
The Castle
Hertford
SG14 1HR

Date: 6th April 2022
Our Ref: 3/22/0316/HH
Please ask for: Maya Cullen
Telephone:
Email: planning@eastherts.gov.uk

Notice of Decision Town and Country Planning Act 1990 (as amended)

Dear Sir/Madam

APPLICATION: 3/22/0316/HH

PROPOSAL: Single storey rear extension, front porch extension and loft conversion incorporating three roof lights.

AT: 2 Foxholes Avenue Hertford Hertfordshire SG13 7JG

FOR: Mr & Mrs Fairbrother

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 6th April 2022 and it was decided to **Grant Planning Permission subject to Conditions** subject to the following:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.
Reason
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).
2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.
Reason
To ensure the development is carried out in accordance with the approved plans, drawings and specifications.
3. The external materials of construction and finishes for the building works hereby permitted shall match those used for the existing building.
Reason
In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

2. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.

This Decision Relates to Plan Numbers:

196-PL001 Rev A (Location Plan)
196-PL003 Rev D (Roof Plan)
196-PL100 (Floor Plans - Existing)
196-PL101 Rev E (Floor Plans - Proposed)
196-PL102 Rev E (Floor Plans - Proposed)
196-PL200 (Elevations - Existing)
196-PL201 Rev E (Elevations - Proposed)
196-PL300 (Section Details)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or 'L' shape.

On Behalf Of Development Management