

Town Clerk
Hertford Town Council
The Castle
Hertford
SG14 1HR

Date: 20th April 2022
Our Ref: 3/21/2620/LBC
Please ask for: Lucy Pateman
Telephone: 01992531576
Email: planning@eastherts.gov.uk

Notice of Decision
Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

Dear Sir/Madam

APPLICATION: 3/21/2620/LBC

PROPOSAL: Proposed single storey extension and erection of bi-folding vehicle access gates.

AT: 35B Bull Plain Hertford Hertfordshire SG14 1DX

FOR: Mr M Dawe

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 20th April 2022 and it was decided to **Grant Consent subject to Conditions** subject to the following:

1. The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date on which this consent is granted.
Reason
To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. Prior to any building works being commenced samples of the external materials of construction for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be implemented in accordance with the approved materials.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

4. Prior to first occupation or use of the development hereby approved the hard surfaced areas of the development shall be surfaced in accordance with details submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.
Reason
To ensure the hard surfacing is of satisfactory appearance and respects the setting of the heritage asset in accordance with Policies DES4 and HA7 of the East Herts District Plan 2018.
5. Prior to any building works being first commenced, detailed drawings of the new and/or replacement window(s) including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.
6. Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.
7. Prior to any building works being first commenced, detailed drawings and specification of the new weatherboarding - showing the dimensions and profile and a description of the stain or paint finish to the weatherboarding - shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

Informatives:




1. 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 consent should be granted.

This Decision Relates to Plan Numbers:

- 13995-S001-A (Existing Plans, Elevations and Location)
13995-P003-C (Proposed Plans, Elevations and Location)

Development Management

➤ 01279 655261
➤ www.eastherts.gov.uk
➤ East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

 EastHertsDC
 EastHerts
 easthertscouncil



Yours sincerely

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

On Behalf Of Development Management