

Town Clerk  
Hertford Town Council  
The Castle  
Hertford  
SG14 1HR

Date: 6th April 2022  
Our Ref: 3/22/0267/HH  
Please ask for: Maya Cullen  
Telephone:  
Email: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

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

Dear Sir/Madam

**APPLICATION:** 3/22/0267/HH

**PROPOSAL:** External alterations to include engineering works to lower land level, increase the size of the basement and creation of external steps. Alterations to front parking, to provide vehicular turning.

**AT:** Spring House St Marys Lane Hertingfordbury Hertford Hertfordshire SG14 2LF

**FOR:** Mrs Katie Jackson

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/external wall.  
In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.
4. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the

satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

**Reason**

To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 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.




3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

4. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

5. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any

# Development Management

➡ 01279 655261  
➡ [www.eastherts.gov.uk](http://www.eastherts.gov.uk)  
➡ East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

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rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

## **This Decision Relates to Plan Numbers:**

SG14-PL2-103 REVB (Floor/Elevation - Proposed)  
SG14/PL2/100 REV A (Location and Site Plan)  
SG14/PL2/102 REV B (Floor/Elevation - Existing)

Yours sincerely

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

On Behalf Of Development Management