



Town Clerk  
Hertford Town Council  
The Castle  
Hertford  
SG14 1HR

Date: 11th April 2022  
Our Ref: 3/21/1423/VAR  
Please ask for: Nick Reed  
Telephone: 01992 531597  
Email: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

**Notice of Decision**  
**Town and Country Planning Act 1990 (as amended).**  
**Planning (listed Buildings and Conservation Areas) Act 1990 (as amended).**

Dear Sir/Madam

**APPLICATION:** 3/21/1423/VAR

**PROPOSAL:** Removal of condition 6 (no use of or access to the enclosed outside courtyard area by members of the public) of planning permission: 3/20/0154/FUL - To allow customers of Mudlarks Cafe to use the outside rear courtyard area.

**AT:** 32-34 Fore Street Hertford Hertfordshire SG14 1BY

**FOR:** Margetts Investments Ltd

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 11th April 2022 and it was decided to **Refuse Planning Permission** subject to the following:

1. The proposal, to remove Condition 6 of planning permission 3/21/0154/FUL would permit the use of the outside courtyard area for customer seating associated with the use of the building as a restaurant/café to the detriment of the amenity of the occupants of adjacent residential properties. No material planning considerations have been identified that would outweigh the harm identified and justify the proposal. The proposal is therefore contrary to Policies DES4 and EQ2 of the East Herts District Plan 2018.

**Informatives:**

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner and whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to accord with the Development Plan.

**This Decision Relates to Plan Numbers:**

13670-P-001-G (Existing and Proposed Drawing)

Yours sincerely

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

On Behalf Of Development Management