

Town Clerk
Hertford Town Council
The Castle
Hertford
SG14 1HR

Date: 12th April 2022
Our Ref: 3/21/3023/HH
Please ask for: Emma Mumby
Telephone:
Email: planning@eastherts.gov.uk

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

Dear Sir/Madam

APPLICATION: 3/21/3023/HH

PROPOSAL: Demolition of garage to be replaced by a front and side single storey extension, incorporating bi-folding doors. First floor side extension. External alterations include the enlargement of a front window and complete render.

AT: 18 Watermill Lane Hertford Hertfordshire SG14 3LB

FOR: Mr James Pinney

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 12th 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 exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form/plans, or in materials which have been approved in writing by the Local Planning Authority.
Reason
In the interests of the appearance of the development and in accordance with Policy DES4 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 permission should be granted.

2. 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 website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

3. Obstruction of public highway land: 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 website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

4. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.




5. 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.

This Decision Relates to Plan Numbers:

200033-A01-03 (Location and Site Plan)
200033-A01-04 (Existing Block Plan)
200033-A01-01-01 (Floor Plans - Existing)
200033-A01-01-02 (Elevations - Existing)
200033-A01-01-03 (Elevations - Existing)
200033-A01-02-01 (Floor Plans - Proposed)
200033-A01-02-03 (Elevations - Proposed)
200033-A01-02-02 (Elevations - Proposed)

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