

Town Clerk  
Hertford Town Council  
The Castle  
Hertford  
SG14 1HR

Date: 6th April 2022  
Our Ref: 3/22/0340/HH  
Please ask for: Elizabeth Oswick  
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:** 3/22/0340/HH

**PROPOSAL:** Single storey rear extension. Raised rear patio and external steps. New side door and first floor side window.

**AT:** 209 Ware Road Hertford Hertfordshire SG13 7EJ

**FOR:** Mr Alex Reynolds

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 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.

4. The proposed first floor side elevation window shall be obscurely glazed and be fixed shut up to a 1.7m above the floor level of the room it serves and shall be retained as such for the life of the development.

**Reason**

In the interests of residential amenity 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:**

ELA/1 rev A (Floor Plans - Existing)  
ELA/2 rev A (Elevations - Existing)  
ELA/3 rev A (Floor Plans - Proposed)  
ELA/6 rev A (Elevations - Proposed)  
ELA/13 rev A (Proposed Block Plan)  
ELA/18 rev A (Location Plan)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or '8' shape.

On Behalf Of Development Management