

Hertsmere Borough Council
Planning Department
Civic Offices
Elstree Way
Borehamwood
Herts WD6 1WA

1688/02
20th January 2021

For the attention of Validation Department.

Dear Sirs,

**Re: 96 High Street, Potters Bar, Herts, EN6 5AT
Proposed First Floor Rear Extension
Town & Country Planning Act 2009: Full Planning Application**

Please find enclosed our Application for Planning Consent for the above, which consists of one electronic copy of the Plans and Forms, as listed below.

This Application is being lodged electronically via Planning Portal through which we have paid the Fee of £234.00. That is accompanied by a copy of this letter, which shows what is included in the Application, being all the supporting documentation, as listed below:

- 1) Planning Application Form as generated by Planning Portal.
- 2) Certificate 'B' on the Planning Application Form.
- 3) Notice No. 1 sent to the tenants of the first floor flat, above 96 High Street, Potters Bar.
- 4) CIL Declaration Form.
- 5) Location Plan, scale 1:1250.
- 6) Drawing No. 1688/003A: Plans, as existing: Scale 1:50.
- 7) Drawing No. 1688/31C: Plans as proposed: Scale 1:50.
- 8) Drawing No. 1688/32C: Elevations as existing and as proposed: Scale 1:100.
- 9) Design & Access Statement/Planning Statement.
- 10) Sample photographs of existing building and surroundings.

This Application follows on from Approval ref. 19/03054 approved two years ago, which was for the extension and alterations to the ground floor at the rear of the property. Since then, the business operations of the pharmacy and chemist's shop have expanded to include home deliveries, and in particular, supplies to care homes, which has necessitated more stock being held on site. The inevitable result of this is that storage is now insufficient for current purposes, and the only way to provide that is by building on top of the existing rear extension, which is the subject of this Application.

We are conscious that the current proposal interferes with the rear view from the first floor kitchen of the maisonette above the shop, but having consulted with the tenants, they have no fundamental objections, because their rear-facing kitchen is not a living kitchen and gets very little use, while the adjacent dining room is not used at all. The siting and design of the rear extension is also relatively unobtrusive, details of which are expanded in our Planning Statement.

Cont.

As this extension is an essential element of the commercial use for the most socially active chemist in the area, and is not unreasonably obtrusive, we trust that you will be able to support this Application and recommend it for Approval.

We have already taken the precaution of making the extension as small as possible, being only 35sq.m internally, but if you have any observations on the Application, or require any revisions to render it approvable, then we would be obliged if you would contact us as Agents, before putting the Application forward for a decision.

Yours faithfully,

Philip Pearlman RIBA MaPS
P+R Associates

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