



Hertsmere
Borough Council

Civic Offices
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www.hertsmere.gov.uk

Decision Notice

Planning (Listed Building and Conservation Areas) Act 1990 Planning (Listed Building and Conservation Areas) Regulations 1990

APPLICANT

Owner
Cedar House
73 Blanche Lane
South Mimms
EN6 3PA

Application Number:

20/1412/LBC

Location of Development:

Cedar House, 73 Blanche Lane, South Mimms, Hertfordshire, EN6 3PA

Description of Development:

Internal alterations to include new internal doors and additional en-suite facilities, and works to kitchen ceiling (Application for Listed Building Consent).

In pursuance of its powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **GRANTS Listed Building Consent** for the development proposed by you which was received by us on 14 September 2020 and received with sufficient particulars on 14 September 2020 and shown on the plan(s) accompanying such application.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Location Plan

Dated 24th July 2020

Proposed Basement Plan - 73EN63PA-9

Proposed First Floor Plan - 73EN63PA-11

Dated 30th July 2020

Proposed Ground Floor Plan - 73EN63PA-21

Dining to Kitchen Wall Elevation - 73EN63PA-10-A

Proposed Left Elevation - 73EN63PA-22

Dated 14th October

Heritage & Design and Access Statement

Received 15th September 2020

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No interior panelling shall be removed or altered until an annotated floor plan clearly showing areas for removal or decoration has been submitted to and agreed in writing with the local planning authority. This shall be accompanied by a schedule of repair for plaster surface finishes and any decorative elements revealed.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

04. Prior to their use, details of any new internal joinery or decorative plasterwork shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

05. Following the removal of panelling from the hallway, a schedule of repairs to the original door to the 'rear elevation' together with associated internal and external joinery shall be submitted to and approved in writing by the local planning authority prior to such works commencing.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

06. Prior to their insertion, a full schedule of interior doors shall be submitted to and approved in writing by the local planning authority. All interior doors shall be of solid timber and the schedule shall include large scale drawings of all doors together with details of timber, decorative detailing and all ironmongery. These shall be appropriate to the phase of the property within which they are located.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

07. Prior to installation a methodology detailing the insertion of ceiling pendants shall be submitted to and approved in writing by the local planning authority. The methodology shall indicate all fabric to be altered, damaged or removed to facilitate the introduction of caballing together with methods of making good.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

08. Details of any works to the kitchen ceiling shall be submitted to and agreed in writing with the local planning authority prior to any works to the ceiling taking place.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

GENERAL REASON(S) FOR GRANTING PERMISSION:

01. It is not considered that the proposal would impact adversely on the character of the Conservation Area or the setting of the listed building. As such, the proposal would comply with S.72 of the Listed Building and Conservation Area Act 1990, the NPPF (2019), Policies SP1, CS14 and CS22 of the Hertsmere Core Strategy (2013), Policy SADM29 of the Adopted Site Allocations and Development Management Policies Plan (2016), and Part E of the Council's Planning and Design Guide SPD (2006).

INFORMATIVE

01. Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant's agent during pre-application and the application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

02. Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone us for fees guidance on 01438 879990.

We can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in our acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

Excavation for foundations

Damp proof course

Concrete oversite

Insulation

Drains (when laid or tested)
Floor and Roof construction
Work relating to fire safety
Work affecting access and facilities for disabled people
Completion

Please phone 01438 879990 before 10.00am to ensure a same day inspection
(Mon - Fri).

Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Hertsmere Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

NOTES TO APPLICANT

Community Infrastructure Levy (CIL) – Important Information

Your development may be considered chargeable for the purposes of the Community Infrastructure Levy. Residential development, Hotels, Retail and Specialist accommodation for the elderly and/or disabled are all liable to be charged CIL.

The Council will issue a CIL Liability Notice and Demand Notice where CIL is liable. The notices will contain details of any financial sums owed, the collection process and details of relief that may be applicable.

IMPORTANT

You should be aware that a failure to submit a CIL Commencement Notice prior to beginning development on any site liable for CIL, will result in the full CIL amount having to be paid immediately. It is essential that any relief or exemption is applied for, and approved by the Council, using the relevant exemption or relief forms PRIOR to the commencement of development. Any exemption or relief lapses if works commence on the chargeable development prior to the Council's notification of its decision on the exemption or relief claim.

Relief cannot be claimed on any retrospective applications.

A person or party must assume liability to pay the levy using the Assumption of Liability form which should be submitted, unless it has already been submitted as part of the planning application, to the Planning Department at: CIL@hertsmere.gov.uk or Planning (CIL), Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA.

If nobody assumes liability to pay the Levy, this will default to the Land Owner.

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal and may also incur fines/surcharges.

For further information on how the Community Infrastructure Levy may impact your application, including any financial sum for which you may be liable, please contact the Council at this email address: cil@hertsmere.gov.uk . You can also access the Council's CIL webpage at the following link:

[https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Community-Infrastructure-Levy-\(CIL\).aspx](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Community-Infrastructure-Levy-(CIL).aspx)

Building Control

If this proposal involves demolition of buildings, your attention is drawn to the need to serve notice under section 80 of the Building Act 1984 of intended demolition at least six weeks prior to demolition works commencing. It should be noted that, where asbestos may be present, a survey by a specialist company will be required to determine whether it is present. If asbestos is found the specialist company will be required to submit a method statement to the Health and Safety Executive with a copy to the Council's District Surveyor indicating how the asbestos is to be safely disposed of.

Right of Appeal

If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990,

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Unless the following notes are applicable:

- If this is a decision to refuse permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within; 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period of time for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have been granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the District Council a purchase notice requiring the Council to purchase its interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

Date Decision Notice Produced:
13 November 2020

Signed: Ross Whear

A handwritten signature in black ink, consisting of the letters 'R.' followed by a stylized 'Wh' and a long horizontal flourish.

Designation: Head of Planning and
Economic Development