



## UTTLESFORD DISTRICT COUNCIL

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Dated: 29 January 2024

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**Application Number: UTT/23/3096/HHF**

**Applicant: Robert Graves**

Uttlesford District Council **Grants Permission** for:

**First floor internal alterations of the mid-C20 extension. Repairs to the brickwork and mortar of the existing inglenook fireplace. Replacement external door and windows. Removal of the C20 timber porch to the utility. at Saffrons Maggots End Maggots End Road Manuden Bishops Stortford Hertfordshire CM23 1BJ**

**The approved plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
130523.01	Combined	07/12/2023
130523.02	Combined	07/12/2023
FIRST FLOOR PLAN	Floor Plan (proposed)	07/12/2023
GROUND FLOOR PLAN	Floor Plan (proposed)	07/12/2023
LOFT PLAN	Floor Plan (proposed)	07/12/2023
MAIN HOUSE FRONT ELEVATION	Elevations (proposed)	07/12/2023
MAIN HOUSE LEFT ELEVATION	Elevations (proposed)	07/12/2023
MAIN HOUSE REAR ELEVATION	Elevations (proposed)	07/12/2023
MAIN HOUSE RIGHT ELEVATION	Elevations (proposed)	07/12/2023
ROOF PLAN	Floor Plan (proposed)	07/12/2023

SECTION A AND B	Sections	07/12/2023
SECTION C AND D	Sections	07/12/2023
SECTION E	Sections	07/12/2023
SHED 1 ELEVATIONS	Elevations (proposed)	07/12/2023
SHED 2 ELEVATIONS	Elevations (proposed)	07/12/2023
TOPOGRAPHICAL SURVEY	Other	07/12/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 The development hereby approved shall be constructed in the materials specified on the submitted application form/plans.

Reason: In the interests of the appearance of the development and to accord with Policy GEN2 of the Uttlesford Local Plan 2005.

- 4 Prior to their installation of the works hereby approved, details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate should be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

<b>Policy</b>	<b>Local Plan</b>	<b>Local Plan Phase</b>
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H8 - Home Extensions	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

National Planning Policy Framework December 2023

**Notes:**

1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

2 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing [building@uttlesford.gov.uk](mailto:building@uttlesford.gov.uk) or by visiting our website [www.uttlesford.gov.uk/buildingcontrol](http://www.uttlesford.gov.uk/buildingcontrol)

### Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

### Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

### Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



**Dean Hermitage**  
**Strategic Director of Planning**

