



East Herts Council
Wallfields, Pegs Lane
Hertford, Herts
SG13 8EQ
Tel: 01279 655261

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="127"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Hadham Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hertfordshire"/>
Town/city	<input type="text" value="Bishops Stortford"/>
Postcode	<input type="text" value="CM23 2QD"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="547824"/>	<input type="text" value="221758"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mrs

First name

Maureen

Surname

Sanders

Company Name

Address

Address line 1

127 Hadham Road

Address line 2

Address line 3

Town/City

Bishops Stortford

County

Hertfordshire

Country

United Kingdom

Postcode

CM23 2QD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

I represent my mother [REDACTED] owner of the above garage (currently legally owned jointly by her and my [REDACTED] [REDACTED] who died last week. According to the will, full ownership will pass to my Mother). At the time of the building works, ownership was joint

The above detached garage is in the back garden of 127 Hadham Road. An original prefabricated Castle Garage of prefabricated concrete with a grey asbestos roof it was present when my parents took ownership in November 1964. It is 6.5m long, 3.5m high and 2.3m wide. It is 22.5-23m back from the pavement and 4.5m further from the pavement than the back of the house, the base being approx. 1.3 metres higher than the road. The house, also about 1.3m above the road, is 5.0 – 5.5m (front wall) to 18.0-18.5m (back kitchen wall) back from the road on its Eastern side. The Garage roof is visible to just two neighbours, at 125a Hadham Road and at 129 Hadham Road; the front of the roof fascia is just visible from the road.

My parents arranged to replace the asbestos roof through an appropriate trader, the replacement intended to look as similar as possible with minimal change in visual impact.

The contractors (V.S.F Ltd) apparently advised that they believe planning permission/notification would not be required and completed the work on 11th July 2023. My own research suggested that the property is subject to Bishops Stortford Conservation Area Article 4(1) directions and that planning permission might be required. I sought advice from your office just before works were completed and received advice after completion that planning permission was required (Planning advisory note S.23.0106 - 127 Hadham Road 31Aug2023). I subsequently contacted the contractors by email, asking if they would complete a retrospective application or, failing this, furnish me with the details to do so.

Having had no reply, I can but do my best to apply myself.

The contractor undertook to remove and dispose of the existing asbestos roof, with certification, replace with galvanised steel roof (plasticol coated anti condensation, grey) and new UPVC fascia boards to front, back and sides, and replace the existing black plastic gutters and downpipes with like-for-like new black plastic fittings. I attach all the information that I have - scans of the contract specifics and before/after photographs, and a copy of the pre-application advice. If further technical information is required, I can only suggest contacting the contractors directly.

I have spoken with both neighbours, [REDACTED] at 125a Hadham Road and Andrea De Bohun at 129 Hadham Road. They appear pleased with the work done. You will need to confirm this.

[REDACTED]

Has the work already been started without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

11/07/2023

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

11/07/2023

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Grey asbestos roof sheets and prefabricated concrete fascias to front, back, and sides. Black plastic guttering and downpipes.

Proposed materials and finishes:

Galvanised steel roof (plastic coated anti condensation, grey) and new UPVC fascia boards to front, back and sides, and like-for-like new black plastic gutters and downpipes.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

pre-work photographs of garage 127 Hadam Road CM23 2QD
Post-work photographs of garage 127 Hadham Road CM23 2QD
Planning advisory application letter 127 Hadham Road CM23 2QD
Planning advisory note S.23.0106 - 127 Hadham Road 31Aug2023.pdf
127 Hadham Road cm23 2qd Garage roof quote June 2023.pdf
127 Hadham Road CM23 2QD historic site plan not to scale .pdf
letter to contractors re roof work at 127HR 14Nov 2023.docx
Site plan 127HR CM23 2qd with drawn cross for site of tree Feb24.docx

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Mature conifer to side of house in garden of 125a Hadham Road, 4m towards the road from garage and level with the back of the house, and 2m back from boundary fence. Estimated height 15m - see pre-work photographs and attached document 'Site plan 127HR CM23 2qd with drawn cross for site of tree Feb24.docx' in which the hand drawn cross mars the site of the tree.

The tree is

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☒ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Principle of development and Design/Layout

The site is located within the built up area of Bishops Stortford where development should accord with Policies DES4, HOU11, HA1, HA4, TRA3 and the adopted neighbourhood plan.

(Details of these policies redacted a insufficient characters available)

The application site is identified as other non listed buildings that make an important architectural or historic contribution in the Conservation Area Appraisal, it states that "No. 127 Hadham Road. Late 19th/early 20th century render, tiled roof with prominent chimneys. Large bay window to front with distinctive entrance detail to side, similar to that of no.129. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification."

In principle, the proposed development due to unchanged footprint, design and set back from the street scene, would not appear prominent or detrimental to the character and appearance of the Conservation Area, however, further details of the materials would be required in the future application for further assessment.

The proposed development would likely result in neutral impacts to the Conservation Area, subject to conditions and details, it would be in accordance with the policies DES4, HOU11, HA1, HA4 of the District Plan, and policy HDP2 of the adopted neighbourhood plan.

Neighbour amenity

Due to the boundary treatment, unchanged scale and size of the existing garage, the proposed development would likely alter the appearance of the garage only, therefore it would unlikely result in any harm towards the adjoining neighbouring properties.

Highways/Parking provision

In relation to parking arrangement, the proposed development would not increase number of bedrooms or affect the existing parking provision within the site, as such, parking provision is considered to be sufficient and the proposal is therefore considered to accord with Policy TRA3 of the East Herts District Plan 2018.

Conclusion

On the basis of the information submitted, it is considered that the proposed development, subject to details, appears to accord with policies DES4, HOU11, HA1, HA4, HA7 and TRA3 of the East Herts District Plan 2018 and would likely be granted planning permission. The required information and details of the proposal discussed earlier in this letter should be prepared prior to submitting a planning application.

Consultation

We encourage early discussions with neighbours prior to submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Dr

First Name

Neil

Surname

Sanders

Declaration Date

22/02/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Neil Sanders

Date

22/02/2024