



Application Ref: 3/22/1350/HH

Mr Lucas Fabbri
C/o Charlie Biss Architect
3 Railway Rise
East Dulwich
London
SE22 8EE

Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

Single storey link extension linking the outbuilding to the house. Two storey, part first floor and part single storey extension. Alterations to the roof. New first floor and ground floor windows, new dormers and rooflight windows, alterations to fenestration.

Beechwood House Thorley Lane East Thorley Bishops Stortford Hertfordshire CM23 4BH

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby

Grant Planning Permission subject to Conditions

For the development proposed in your application received 28th June 2022 and registered on 6th July 2022 and shown on the approved plans.

Conditions:

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 external materials of construction and finishes for the building works hereby permitted shall match those used for the existing building unless otherwise agreed in writing by the Local Planning Authority.
Reason
In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.

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4. The scheme should be carried out in accordance with Preliminary Roost Assessment (Bat survey) by John Dobson B.Sc Essex Mammal Surveys dated September 2022 and shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect the wildlife within the locality in line with policy NE3 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.
3. Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of Great crested newts using the piles for shelter. In the event of a Great crested newt being found, work must stop immediately, and ecological advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.
4. Storage of materials: the applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the highways authority before construction works commence. Further information is available via the county council website at: [https:// www.hertfordshire.gov.uk/services/highways - roads - and - pavements/business - and - developer - information/business - license/business - license.aspx](https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-license/business-license.aspx) or by telephoning 03001234047.
5. The applicant is advise to refer to the commentary from Natural England in regard to water discharge namely Annex A to assess whether sewage discharge needs an Environmental Permit and a Habitats Regulation Assessment or SSSI Assessment. Requirements are set out within regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process. If a discharge does not meet the general binding rules as outlined in Annex A, then it will require a Small Sewage Discharges Permit from the Environment Agency. Applicants should consult the GOV.UK website to confirm whether their proposal will require a permit early in the development stage.

This Decision Relates to Plan Numbers:

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Plan Ref	Version	Received
TFI.001		6th July 2022
TFI.002		6th July 2022
TFI.101		6th July 2022
TFI.102		6th July 2022
TFI.110		6th July 2022
TFI.200 G		31st October 2022
TFI.201 G		31st October 2022
TFI.202 G		31st October 2022
TFI.210 G		31st October 2022
TFI.211 G		31st October 2022

Notes:

- Your proposed works may require building control approval. Please contact Hertfordshire Building Control Ltd who will help you through the process. Please contact them on 01438 879990 or email building.control@hertfordshirebc.co.uk.
- East Herts District Council would like to know what you think about our Planning Service process. We would be very grateful if you could complete the survey, by using this link [Survey Monkey](#). There are only four questions to answer, so it will take no time at all. We want to improve our customer experience, so please take the time to let us know what you think.

Dated: 22nd November 2022

Signed:

A handwritten signature in black ink, appearing to be 'S' or 'Shamal'.

On Behalf Of Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Shamal London

SEE ATTACHED NOTES

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990, or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision to refuse to planning permission for a Householder application and you wish to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your Local Planning Authority's decision for any other type of application then you must do so within six months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0303 444 5000) or online at www.gov.uk/planning-inspectorate.
- The Secretary of State can allow a longer period of giving notice of an appeal, but he will not 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 him that the Local Planning Authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to any provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals under the Control of Advertisement Regulations

The same provision relating to rights of appeal against the Local Planning Authority's decision applies to advertisements with the following differences:

- Notice of appeal must be given in writing to the Secretary of State within 8 weeks from the date of this notice.
- The notice of appeal must be accompanied by a copy of the following documents:
 - (a) The application forms
 - (b) All relevant plans and particulars
 - (c) This notice of decision
 - (d) All other relevant correspondence with the Authority

The Secretary of State may require a statement of additional matters from either the applicant or the Local Planning Authority, and may with the agreement of both the applicant and the authority determine the appeal without affording an opportunity to appear before an Inspector.

Purchase Notices



- If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor 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 Country Planning Act 1990.

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.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.

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START NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE (If you are the agent, please pass on to the home owner)

Please read the decision notice carefully. It should be read together with the application and any approved drawings and documents, and you must ensure that you understand and comply with all the requirements of any conditions imposed on the permission before you start work. The development should then only be carried out only in accordance with the approved plans and conditions.

Failure to comply with the approved plans or with the conditions of a permission could mean that the work that you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. If you do not understand any of the planning conditions please contact your agent or the planning case officer for your application.

Please ensure that you give yourself time to meet the requirements of any planning condition as the Council may need to consult on the detail of the submission and this can take some weeks, depending on the complexity of the requirements. Please also be aware that there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request.

We strongly recommend that you complete the Start Notice below and return to us (by post or email: planning@eastherts.gov.uk) when you know when work will start.

START NOTICE

Our Reference Number from the Decision Notice: 3/22/1350/HH

Site Address:

Date when work is intended to start:

Name:

Address (if different from above):

Telephone:

Email:

Please return to the above address or email the form to, planning@eastherts.gov.uk