

Development Management
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ



Ref: lap Dis Conditions-734

Online Portal and email only to planning@eastherts.gov.uk
15th April 2024

Dear Sir Madam ,

**Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

APPLICATION: 3/23/2012/HH
PROPOSAL: New Swimming Pool and Pool House
AT: New Street House Kents Lane Standon Hertfordshire SG11 1PJ

CLEARANCE OF CONDITIONS

Condition 3 and Condition 4 for 3/23/2012/HH

On behalf of our client, Philip and Judi Smith
Planning Consent 3/23/1449/HH 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.*

Noted

2. *The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.*

Noted

3. *Prior to any above ground construction works being commenced, the external materials of construction for the development hereby permitted shall be submitted to and approved in writing by the local authority and thereafter the development shall be implemented in accordance with the approved details.*

Please see attached drawing 734/2P-04 TA with material key.

1. Black stained featheredged weatherboarding, 2. Softwood windows stained black, 3. Roof Dark Grey sarnafil or similar single ply membrane

4. *Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals, finished levels or contours, hard surfacing materials, retained landscape features, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development shall be implemented in accordance with the approved details.*

Please see attached landscape drawing 734/11P-01 TA with levels and landscape detail added.
The paving slabs will match the existing main house slab details see Photo attached.



Existing house stone flags to be matched to new pool terrace.

The garden planting will be unchanged as it is a mature garden. The old fruit trees are all retained and the grass will be reinstated. This is all as indicated on the attached Landscape plan.

5. *The use of Outbuilding hereby permitted. Ancillary to the residential use.*
Noted.

My client wishes to start the works as soon as EHDC have discharged conditions 3 & 4 HH

Please do not hesitate to contact us if you have any further queries.

Yours sincerely

John A Clarke

Cc Phil and Judi Smith

Enc

734/2P-04 TA, 734/11P-01 TA