



Caroline Scott
Buckland Parish Council
Lye End Farm
Sandon
SG9 0RS

Date: 13th February 2024
Our Ref: 3/23/2343/VAR
Please ask for: Ellen Neumann
Telephone:
Email: planning@eastherts.gov.uk

Notice of Decision
Town and Country Planning Act 1990 (as amended).
Planning (listed Buildings and Conservation Areas) Act 1990 (as amended).

Dear Sir/Madam

APPLICATION: 3/23/2343/VAR

PROPOSAL: Variation of condition 2 (Approved plans) for appeal approval 3/18/1984/FUL - (Erection of 2no. four bed dwellings with associated access, parking and landscaping). Alterations to the elevational treatment with the introduction of stone heads and sub-cills in lieu of the brick soldier courses previously indicated. Installation of an air source heat pump, an enclosed glazed porch, an additional garden room addition is indicated to the rear and amendments to windows and doors.

AT: Chipping House Chipping Hertfordshire SG9 0PG

FOR: Alda Building Services

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 13th February 2024 and it was decided to **Grant Planning Permission subject to Conditions** subject to the following:

1. 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.
2. Prior to the first occupation or use of the development hereby approved, details of all boundary walls, fences or other means of enclosure to be erected shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the development should be implemented in accordance with the approved details.
Reason
In the interests of amenity and good design, in accordance with Policy DES4 of the East Herts District Plan 2018.

3. 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 should be implemented in accordance with the approved details.

Reason
To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.
4. Prior to first occupation of the development hereby approved, all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory arrangements for the parking and turning of vehicles outside highway limits.

Reason
In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises and in accordance with Policy TRA2 of the East Herts District Plan.
5. The exterior of the development hereby approved shall be constructed in the materials specified within the document named 'MATERIALS SCHEDULE' dated 08/02/2024.

Reason
In the interests of the appearance of the development and in accordance with Policy DES4 of the East Herts District Plan 2018.
6. The development shall be implemented in accordance with the details contained within the approved documents ref. 'E4114/TN3/NK/281123' and 'E4114/TN2/NK/061123' dated 08/02/2024.

Reason
In the interests of the management of surface water flows in accordance with Policies WAT1 and WAT5 of the East Herts District Plan 2018.
7. During the period of construction of the approved development no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason
In interest of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018.
8. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be

replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason

To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District Plan 2018.

9. The development shall be carried out in accordance with the details contained within the approved document ref. 'WHEEL WASHING METHOD STATEMENT' dated 08/02/2024.

Reason

In interest of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018.

10. The air source heat pump as shown on drawing no. L -01 Rev E shall be implemented as per the approved specifications of the Nu-Heat NIBE F2050 10Kw (Model F2050-10).

Reason

In order to ensure an adequate level of noise in accordance with policies DES4(c) and EQ2 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. As the rear of the building has been extended, we would advise the applicant to make sure the surface water network is not placed under any part of the property. Additionally, we would recommend that finished floor levels for the porch, outbuilding and garden room are raised 300mm above all sources of flooding or a minimum of 150mm above ground levels. This will help build resilience into the development. For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage <http://www.hertfordshire.gov.uk/services/envplan/water/floods/surfacewaterdrainage/> this link also includes HCC's policies on SuDS in Hertfordshire.

This Decision Relates to Plan Numbers:

MATERIALS SCHEDULE (Other)
E4114/TN3/NK/281123 (Other)
E4114/TN2/NK/061123 (Other)
WHEEL WASHING METHOD STATEMENT (Other)
E4114/700/A (Other)
CH04 (Floor Plans - as approved (previously))
CH01 (Location Plan)
CH06 (Elevations - as approved (previously))
L-01 Rev E (Block Plan)
L-02 (Floor Plans - Proposed)
L-03 Rev B (Elevations - Proposed)
L-11 Rev B (Elevations - Proposed)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' shape with a loop at the bottom.

On Behalf Of Development Management