



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Application Ref: 3/18/1336/LBC

Mr M Howes
Lindy Livings & Howes
7C Northgate End
Bishop's Stortford
Herts
CM23 2ET

Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

DECISION NOTICE

**Change of use from museum storage and office to single dwelling with separate office. Replacement external oak door on West elevation. Replacement soft wood windows on South elevation. Replacement metal window on East elevation.
Cemetery Lodge 109 Apton Road Bishops Stortford Hertfordshire CM23 3JN**

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 Consent subject to Conditions

For the development proposed in your application received 7th June 2018 and registered on 7th June 2018 and shown on the submitted plans.

Conditions:

1. The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date on which this consent is granted.

Reason

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007 and DES4 of the emerging East Herts District Plan.

4. Prior to any building works being first commenced, detailed drawings of the new and/or replacement windows including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with national planning policy guidance set out in section 16 of the National Planning Policy Framework.

5. Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement doors and joinery (to include details of architraves, skirtings and any rails) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with national planning policy guidance set out in section 16 of the National Planning Policy Framework.

6. Following completion of the building operations for which consent is hereby granted, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with national planning policy guidance set out in section 16 of the National Planning Policy Framework.

7. Prior to any building works being first commenced, detailed drawings including sections, showing the new gates which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with national planning policy guidance set out in section 16 of the National Planning Policy Framework.

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 National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.

This Decision Relates to Plan Numbers:

- | | |
|---|--------------------------------------|
| 1 | - Location Plan |
| 2 | - Site plan |
| 3 | - Floor Plans - Existing |
| 4 | - Floor Plans - Existing |
| 5 | - Elevations - Existing and Proposed |
| 6 | - Elevations - Existing |
| 7 | - Elevations - Existing |
| 8 | - Elevations - Existing |



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- | | |
|----|--------------------------|
| 9 | - Floor Plans - Proposed |
| 10 | - Floor Plans - Proposed |
| 11 | - Elevations - Proposed |
| 12 | - Elevations - Proposed |
| 13 | - Elevations - Proposed |
| 14 | - Section Details |
| 15 | - Photos |

Notes:

1. 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 0208 207 7456 or email buildingcontrol@hertfordshirebc.co.uk.
2. 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 <https://www.surveymonkey.co.uk/r/FQMRJR9>. 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.

Kevin Steptoe
On Behalf Of Development Management

Dated: 30th August 2018

Signed: 

Nick Reed

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/government/organisations/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.