

5m E/09/0428/B – Unauthorised shed on land at Hertford Town Church, Hartham Lane, Hertford, SG14 1QN.

Parish: HERTFORD

Ward: HERTFORD – BENGEO

RECOMMENDATION

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised development from the land.

Period for compliance: 28 days.

Reasons why it is expedient to issue an enforcement notice:

1. The timber shed by its design, size and siting is considered to be of a poor standard of design and is detrimental to the character and appearance of the Hertford Conservation Area, wherein the site situated, contrary to saved policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

_____ (042809B.PD)

1.0 Background

- 1.1 The site lies at the corner of Cowbridge and Hartham Lane, on the edge of the town centre and comprises the front garden area of Hertford Town Church.
- 1.2 In October 2009, concerns were expressed to the Council that a large wooden shed had been erected on the grassed area at the site. Following correspondence with the enforcement team, a retrospective application, under reference 3/09/1895/FP, was submitted for consideration.
- 1.3 During the consultation period no third party representations were received; however Hertford Town Council considered the siting and appearance of the shed to be overbearing and unsightly and insensitive in the Conservation Area.
- 1.4 After due consideration, planning permission was refused on the 1st February 2010 under delegated powers.

E/09/0428/B

1.5 During a visit to the site on the 22nd June 2010, some 20 weeks after the date of the decision notice, the shed remained in situ.

1.6 Photographs of the unauthorised development will be available at the meeting.

2.0 Planning History

2.1 There is no relevant planning history relating to the site.

3.0 Policy

3.1 The relevant policies in this matter are:-

3.2	ENV1	Design and Environmental Quality
	BH6	New Developments in Conservations Area

4.0 Considerations

4.1 The site lies within the Hertford Conservation Area. New developments within Conservation Areas in the District are required to be sympathetic to the character of the area. Developments should use appropriate materials and be of a scale, siting and appearance in keeping with the area. In addition to this, open spaces that contribute to the character of the area should not be materially affected by new developments.

4.2 The siting of the shed in this garden is considered to be an unacceptable development out of keeping with the requirements of policies ENV1 and BH6 of the Local Plan. It detracts from the open space of the church garden, and the permanent siting of a wooden building in this location is out of keeping with the character of the wider area.

5.0 Recommendations

5.1 It is therefore recommended that authorisation be given to issue and serve a Planning Enforcement Notice requiring the removal of the unauthorised development.