

EAST HERTS COUNCIL

OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014
OFFICER DECISION WRITTEN RECORD

Subject matter:	19 Birch Green – Deed of Variation for permitted Use
Date of Decision:	23/6/22
Exempt /Confidential information (Yes / No):	No
If Exempt/Confidential – reason why:	n/a
Authorising Officer:	<p>Steven Linnett Head of Strategic Finance and Property acting under authority delegated within Part 3c, paragraph 13.15 of the council's Constitution <i>'Lettings of all properties; consents to assignments and sublettings; the granting of easements and licences; entering into leases, sub-leases, licences and easements on behalf of the council as lessee, sub-lessee, licensee or grantee as appropriate; consent to modification or release of restrictive covenants; rent reviews under existing and future leases, including the approval of terms, subject to reporting transactions half-yearly to the Executive</i></p>
Decision:	<p>Authorisation of the Head of Strategic Finance and Property to:</p> <ul style="list-style-type: none"> Amend the permitted use clause to allow the shop to be used as a meeting place for the

	<p>local community, in addition to the existing permitted use as a convenience store and ancillary coffee shop.</p>
<p>Reason(s) for Decision:</p>	<p>To enable the business to continue operating. The current business model is no longer financially viable due to increasing costs. The tenant has sourced grant funding for the new community use in order to ensure the rent is paid for a further year with an option for further funding for the remainder of the lease (term expires August 2024) if the model proves successful.</p>
<p>Details of alternative options, if any, considered and rejected:</p>	<p>Refuse consent for variation of permitted use resulting in the business being unable to continue operating.</p>
<p>Name(s) of any Member who has declared a conflict of interest in relation to the decision that is being taken under specific express authorisation:</p>	<p>None</p>
<p>Signature of Decision Maker name and date:</p>	