

**DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 2nd  
November 2022**

<b>Application Number</b>	3/21/2616/LBC
<b>Proposal</b>	Part demolition of building and part demolition to the rear; conversion of the basement and ground floor to provide Class E (c & (g)(i)) use; change of use to Class C3 Use (Residential) at first and second floors with access from the ground floor; creation of five one bedroom apartments and two 2 bedroom apartments; conversion of the barn to the rear to two 2 bedroom dwellings; construction of 8 new dwellings to rear (6 x three bedroom and 1 x 4 bedroom terraced houses with roof terraces and car ports, and one two-storey 3 bedroom house with roof terrace and garage). Associated drainage, cycle stores, bin stores, car parking, and landscaping
<b>Location</b>	27 - 29 High Street Ware Hertfordshire SG12 9BQ
<b>Parish</b>	Ware Town Council
<b>Ward</b>	Ware - Christchurch

<b>Date of Registration of Application</b>	18 <sup>th</sup> October 2021
<b>Target Determination Date</b>	17 <sup>th</sup> January 2022 (ETA***)
<b>Reason for Committee Report</b>	Major & S106
<b>Case Officer</b>	Diane Verona

That planning permission is **GRANTED**, subject the conditions set out at the end of this report and subject to a S106 legal agreement.

That delegated Authority is granted to the Head of Planning and Building Control to finalise the detail of the Legal Agreement and conditions and to refuse the application in the event that a legal

agreement (to the satisfaction of the LPA) is not completed within 3 months of the committee's decision.

## 1.0 **Summary of Proposal and Main Issues**

- 1.1 The proposal is for the carrying out of works in part of the Nos 27 and 29 High Street, which are Grade II Listed Building, falling within the Ware – Christchurch ward.
- 1.2 The ground floors at both Nos. 27 and 29 have previously been extensively stripped out in conjunction with the bank use and retain no historic fabric with the exception of the ceiling joists. The refurbishment proposals will create three commercial units across the two buildings, one in No. 27 and two in the more altered No. 29. The historic beams in No. 27 are to be retained
- 1.3 Alterations are proposed to the rear of No. 29 to improve access to the commercial unit which will include external steps and a platform lift for wheelchair access. It is noted that these alterations will be within the part of the building that has previously been altered in the 1960's

### **Residential conversion of No. 27 (Upper Floors)**

- 1.4 It is proposed to convert the first floor at the front of No 27 and the first and second floors at the rear to residential accommodation. There is an existing second floor flat at No 27.
- 1.5 The most significant change as part of the proposals is the insertion of a lightweight internal lining in the first floor panelled room at No 27. The discovery of what is apparently a very complete suite of c.1600 wall paintings under the present white paint means that the panelling is of far greater sensitivity than was previously recognised. Given the complexity of exposing and conserving the paintings and the difficulties in ensuring their long-term maintenance in a residential flat,

“preservation in situ” behind a false wall would be the best option.

- 1.6 The modern stairs will be removed and replaced with a more sympathetic arrangement serving the rear maisonette, and some other modern partitions. There will also be some minor interventions into historic fabric to facilitate the residential arrangement
- 1.7 A link will be created at first floor level between Nos 27 and 29 to allow access to the shared core in the rebuilt modern part of No 29 will result in a minor degree of lateral conversion between the two buildings. The wall proposed to be pierced is Victorian, and the construction of a shared core in a modern part of No 29 will obviate the need for new stairs in the historic part of either building.

### **Residential conversion of No. 29 (Upper Floors)**

- 1.8 The upper floors at No 29 have been more altered than those at No 27 and at the rear, the building has been largely rebuilt. The replacement rear extension reinstates the original pitched roof line, which will be more sympathetic to the original building than the present flat roof. The element proposed to be demolished at No 29 is largely modern.
- 1.9 The creation of a link at first floor level between Nos 27 and 29 to allow access to the shared core in the rebuilt modern part of No 29 will result in a minor degree of lateral conversion between the two buildings but, with the exception of a small amount of Victorian brickwork, this intervention is all in modern fabric.
- 1.10 Some of the modern windows to the rear will be replaced with timber double glazed windows together with the insertion of secondary glazing behind the historic windows at the front.

## **Conversion of attached barn**

- 1.11 The conversion of the attached barn at No. 27 will involve some interventions into the historic fabric on both floors and on the façade. This is less significant than the main part of the listed building, having been added later to serve industrial or storage uses.

## **Construction of new mews houses**

- 1.12 A terrace of three mews houses attached to the south end of the barn at No 27 and an additional terrace of five mews behind No 29 are proposed. The eastern terrace is part two, part two and a half storeys, and the western terrace is two and a half storeys with accommodation in a mansard.
- 1.13 The main issue for consideration is the impact on the Listed Buildings and their significance as a designated heritage asset. For the reasons set out below, it is considered appropriate to grant Listed Building Consent as there would be no significant harm to the heritage assets.

## **2.0 Site Description**

- 2.0 Nos 27 and 29 are Grade II Listed and lie within Ware Conservation Area and the built up area of Ware High Street.

- 2.1 The list description for the Nos 27 and 29 High Street states:

*27 High Street and attached rear outshoot and barn Inn and attached outbuildings, now bank. Late C16/early C17, with C18 and C20 alterations. Timber-framed, rusticated stucco, early C19 refronting old tiled roof edged with Welsh slates. Left hand bay of structure, beyond carriageway, now included with No.25*

*(qv). EXTERIOR: two storeys, plinth, plat band at first floor level. Four first floor sash windows with glazing bars, flush-set with exposed boxes. Carriageway on left of ground floor, mid C20 ground floor window with glazing bars, entrance on right up four stone steps; eight fielded panelled door, with rectangular fanlight, moulded architrave surround with consoles and open pediment above. Long rear outshoot, timber-framed, masonry lined stucco over brick (east), plaster moulded bressumer above first floor windows, and moulded eaves cornice (west). Beyond is barn, timber-framed with red brick ground floor, weatherboarding above and old tiled roof.*

*INTERIOR of No.27 contains moulded early C18 wood cornices and C17 panelling, some reset, on first floor. This is painted white but in 2021 evidence was found for what appears to be a complete suite of contemporary c.1600 wall paintings on at least two walls. Roof over front block of clasped purlin construction with windbracing and collars. The roof over 2 the rear outshoot has purlins housed in heavy section principal rafters curved near base, and supported on a substantial plate which does not coincide with the external wall.*

*HISTORICAL NOTE: the site has been identified with historic inns of Ware. It adjoins, and may have been used at times, by The George Inn. In 1599 it is recorded that The Horn Inn stood next to The George Inn, and in C18 and C19 was known as The White House Inn.*

*29 High Street House, now bank. c1833 with late C19 and mid C20 alterations. Red brick front, parapet with stone coping, Welsh slated roof. Slight setback to left, with carriageway under elliptical arch, with twin leaf gates. 3 storeys, plinth, broad painted plat bands at floor levels. 1:4 sash windows with glazing bars, in reveals under rubbed flat arches. 5 stone steps up to door, C19 wrought-iron railings. 6 fielded panelled door and fanlight with radiating glazing bars in arched panelled reveal, surround with Tuscan Doric pilasters, entablature with triglyph frieze and modillions. Modern,*

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*mid C20 multi-paned ground floor windows. Large mid C20 banking hall at rear, not of special interest.*

*HISTORICAL NOTE: this building occupies the historic site of The George Inn, recorded in 1490, and for several centuries one of the principal inns of the town. Housed 'The Great Bed of Ware' in early C18, and visited by Isaak Walton, mentioned in The Compleat Angler. Acquired by Robert Sworder, and c1833 demolished, and the present house built for John Sworder.*

### **3.0 Planning History (Recent)**

Application Number	Proposal	Decision	Date
3/21/2615/FUL	Part demolition of building and part demolition to the rear; conversion of the basement and ground floor to provide Class E (c & (g) (i)) use; change of use to Class C3 Use (Residential) at first and second floors with access from the ground floor; refurbishment and redecoration of internal walls and floors, windows and entrance ways; creation of five one bedroom apartments and	Awaiting determination	

	<p>two 2 bedroom apartments;  conversion of the barn to the rear to two 2 bedroom dwellings;  construction of 8 new dwellings to rear (6 x three bedroom and 1 x 4 bedroom terraced houses with roof terraces and car ports, and one two-storey 3 bedroom house with roof terrace and garage).  Associated drainage, cycle stores, bin stores, car parking, and landscaping.</p>		
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## 5.0 Main Policy Issues

- 5.1 The main policy issues relate to the relevant planning policies in the East Herts District Plan 2018 and the National Planning Policy Framework 2021 (NPPF) as set out below.

<b>Key Issue</b>	<b>NPPF</b>	<b>District Plan</b>
Whether the impact on the designated Heritage Asset is acceptable	Chapter 16	HA1, HA4, HA7

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **6.0 Summary of Consultee Responses**

6.1 EHDC Conservation and Urban Design: No objection subject to conditions

6.2 Historic England: were consulted and wished to make no comments.

6.3 (Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

## **7.0 Town/Parish Council Representations.**

7.1 Ware Town Council made no comments on the application

## **8.0 Other Representations**

8.1 None received.

## **9.0 Summary of Other Representation**

9.1 None received.

## **10.0 Consideration of Issues**

10.1 Being an application for Listed Building Consent, the only matter for consideration is the impact of the proposed works on the Listed Building. Paragraph 195 of the NPPF states that the particular significance of a heritage asset and the impact of proposals on it should be identified and assessed. Great weight should be put on the asset's conservation and any harm to the asset's significance should require clear and convincing justification. Substantial harm to significance should be exceptional and should generally be refused unless stringent



tests can be met. Less than substantial harm can be outweighed by public benefits resulting from a proposal.

- 10.2 Policy HA1 of the East Herts District Plan 2018 states that development proposals should preserve and, where appropriate, enhance the historic environment of East Herts.
- 10.3 Policy HA7 of the East Herts District Plan 2018 states that the Council will seek opportunities to enhance and sustain Listed Buildings and that proposals for extensions or alterations will only be permitted where there would be no adverse impact and the scale, design, materials and finishes of the existing building are respected.
- 10.4 The rear part of No. 29 was rebuilt in the 1960s and is an unsympathetic flat roof extension. It has no historic value, and the demolition is therefore acceptable
- 10.5 This will be replaced with a more sympathetic gable ended extension in red brick. This is in keeping with the historic form and approximately reinstates the mass of the 19th century extension. The design has a traditional form but with some contemporary detailing, including the windows which are proposed to be aluminium. As the extension would be clearly identifiable as a modern addition to the original building and is situated to the rear and away from key public viewpoints, this approach is considered to be acceptable.

- 10.6 Initially the application stated that the historic rear elevation of No. 29 would be insulated and re-faced with new brick cladding however, as this was considered to be unacceptable, revised plans were submitted to address this concern.
- 10.7 The proposed works to the front of both Listed Buildings are minimal and include the removal of concrete bollards and infilling unsympathetic 1960's vents. These works will improve the appearance of the building and are acceptable
- 10.8 The ground floor refurbishments of Nos. 27 and 29 have previously been extensively stripped out in conjunction with their former use as banks and retain no historic fabric other than ceiling joists which indicate an underbuilt jetty at the front of No. 27. The ceiling joists will not be affected by the proposed works and the refurbishment of the ground floors for commercial use is acceptable
- 10.9 No. 29 High Street has is much altered house and was later used as a bank. The majority of its significance is in the front façade. The interior retains little historic fabric. The proposals to convert the first and second floors to residential accommodation are therefore acceptable.
- 10.10 No. 27 High Street has a much higher degree of historic fabric on the upper floors. Historically, the upper floors of the building would have been used for residential accommodation, and therefore the proposal to convert the first and second floor to residential accommodation is acceptable, subject to a suitable design and revised plans reflect this and are now acceptable.
- 10.11 The most significant part of the building is the first floor panelled room. The discovery of circa 1600 wall paintings under white paint means that the panelling is of far greater sensitivity

than was previously recognised. A preliminary wall painting report has been undertaken by specialist Conservators of Wall Paintings. The evidence available suggests that this was a high-status interior with an extensive, good quality, original paint scheme surviving in reasonably good condition across the timber panelling which is a rare and significant find.

- 10.12 Due to the financial costs associated with the full restoration of the wall paintings, a false wall is proposed to preserve them in situ. While it is disappointing that the wall paintings are not to be fully revealed and left open, it is understood the reasons why this is not currently feasible and therefore false walls with glazed opening(s) revealing a section (or sections) of the panelling and its early painted scheme is acceptable
- 10.13 The gaps around the false walls should be suitably large enough to allow ventilation to prevent moisture build up behind. It is important that the glazed panels should be removable to allow for cleaning. During a recent site visit, the location of the glazed openings was discussed and indicatively agreed would include four panels where paint has already flaked off or been removed. The detailed design of this could be secured by condition.
- 10.14 There are some interventions into historic fabric to facilitate the residential arrangement, including new openings into the historic timber frame. On the first floor where a new opening is proposed while an adjacent existing opening is proposed to be blocked up the existing opening should be used. Revised plans have been submitted to address this issue.
- 10.15 A new first floor link is proposed between No. 27 and 29 to allow access to a shared staircase. This requires a new opening in a Victorian wall. On balance, this is considered to be the best approach to facilitate the conversion of the building while minimising the structural works and the loss of historic fabric.

- 10.16 Existing windows on the front elevation of both buildings will be retained and refurbished. Some of the windows are historic while others have modern joinery. A full schedule of repair work could be secured by condition.
- 10.17 Secondary glazing is proposed on the front windows of both buildings. The principle of secondary glazing is acceptable. Internal photographs should be submitted to show the marked location of where the secondary glazing will be installed. The design of the secondary glazing should follow a vertical sliding sash arrangement and further information is required to confirm that the meeting rail of the secondary glazing will be in the same position as the original windows. Confirmation of the colour of the frames is also required. These details can be secured by condition.
- 10.18 The application proposes to replace non-original windows on the rear elevation with double glazed units similar in appearance to existing. All window replacements on the historic core of the building should remain single glazed. Where new windows are considered to be acceptable, the detailed design can be secured by condition.
- 10.19 On the rear roof slope of No. 29, a conservation style automatic opening roof window is proposed for fire safety. This is acceptable however, the detailed design of the window can be secured by condition.
- 10.20 A number of vent tile are proposed on the rear roof slope. These should be located on the lower part of the roof where they are more likely to be discreet. The detailed design of these could be secured by condition.
- 10.21 The attached barn at the rear of No. 27 is modern red brick on the ground floor, with stained weather boarding on the upper storey and a tiled roof. The Heritage Assessment sets out that the ground floor partitions in the barn are modern brick. The

barn has historic interest as a surviving industrial building reflecting the use of the site for malting. There will be some interventions into historic fabric on both floors. New openings are proposed on the ground and first floor. The new first floor openings reflect the existing openings. The openings on the ground floor should reflect the scale and proportions of the openings on the first floor. Revised plans to introduce full height windows on the barn elevation have been submitted to address this issue

10.22 The proposed new mews development follows the historic development form as shown on historic plans and photos. Similar developments can be seen elsewhere in the conservation area and therefore the principle of the proposed mews houses is acceptable

10.23 To the east of the site, three mews houses are proposed which would be attached to the south end of the barn at No. 27. The design takes a contemporary approach and is acceptable. The mews houses are the same height as the barn but step up in height towards the river.

10.24 The original submission showed the roof as being part pitched and part mansard. Mansard roofs are not reflective of historic buildings in the area and would negatively impact on views of the site from the river. A more traditional pitched roof is required. A revised design has been submitted showing a change to design of west mews block roof to introduce some variation in levels. The roofs of plots W1, W2 and W3 have been slightly lowered, and of plots W4 and W5 slightly raised, with a gable wall at the change in level. The mansard roof form is retained to avoid loss of accommodation in the roof. The design of the east mews block roof has been altered to remove the mansard element and introduce a simple pitch. The eaves height of Plots E2 and E3 has been slightly reduced to mitigate increase in ridge height. These amendments are considered to address the previous concerns of the conservation officer.

10.25 As such the proposal is considered to meet the requirements of HA7 of the East Herts District Plan 2018 and do not result in harm to the heritage asset.

10.26 To ensure that works are carried out in a suitable fashion, a number of conditions are recommended as set out in the conditions schedule below.

## **11.0 Planning Balance/Conclusion**

11.1 The proposal is considered to respect and not harm the special interest of the Listed Buildings and so it is recommended that Listed Building Consent should be granted

### 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 (As Amended).

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 Notwithstanding the consent hereby granted, none of the timbers forming the structural frame of the building shall be cut, removed or otherwise altered without the prior consent in writing of the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 4 Prior to any building works being first commenced, detailed drawings showing the new and/or replacement timber frame, together with specific dimensions and details of the timber and the method of jointing or connecting the timber which it is proposed to install, shall be submitted to and approved in writing by the Local Planning Authority. If timber other than new semi-seasoned oak is proposed this shall be specifically agreed in writing by the Local Planning Authority. Thereafter the development should be implemented in accordance with the approved details.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 5 Prior to any building works being first commenced, detailed drawings of the new and/or replacement window(s) 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 and thereafter the development should be implemented in accordance with the approved details.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 6 Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) 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 and thereafter the development should be implemented in accordance with the approved details.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 7 Prior to any building works being first commenced, detailed drawings showing the new internal plasterwork and a full specification 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 8 Prior to any building works being first commenced, detailed drawings showing the new brickwork and a precise specification and description of the brick - or a sample of 4 bricks to provide a representative range of the colour and texture of the brick - together with a specification of the mortar mix, pointing profile and finish, jointing width and the bond of the brickwork, 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. Where required, a sample panel of the brickwork using the bond, mortar and jointing/pointing proposed, shall be provided and retained during building works as a reference for the new brickwork.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.



- 9 Prior to any building works being first commenced, detailed and specification of the new weatherboarding - showing the dimensions and profile and a description of the stain or paint finish to the weatherboarding - 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 10 All new or replacement rain water goods shall be in black painted cast iron.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 11 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 Policy HA7 of the East Herts District Plan 2018

- 12 Prior to any works being commenced, a detailed design of the false wall and glazed openings associated with the panelling in the first floor room of No. 27 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

To ensure the historic and architectural character of the

building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 13 Prior to any works being commenced, a detailed specification the restoration of the wall paintings to be revealed associated with the glazed openings 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 14 Prior to any works being commenced, a schedule of repair work for the refurbishment of windows 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 15 Prior to any works being commenced, a detailed design of secondary glazing including the location of where the secondary glazing will be installed, the location of the meeting rail and the colour and material of the frames 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 16 Prior to any works being commenced, a detailed design of

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rooflight to the rear roof slope of No.29 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

- 17 Prior to any works being commenced, a detailed design and location of vent tiles to the rear roof slope of No.29 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

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

### Informatives

- 1 01OL1 Other Legislation
- 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 consent should be granted.

### **Plans**

<b>Plan Ref</b>	<b>Version</b>	<b>Received</b>
20-107-001	P3	18.10.2021
20-107-005	P4	18.10.2021
20-107-010	P3	18.10.2021
20-107-011	P4	18.10.2021
20-107-012	P3	18.10.2021
20-107-013	P3	18.10.2021

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20-107-014	P3	18.10.2021
20-107-020	P3	18.10.2021
20-107-021	P3	18.10.2021
20-107-022	P4	18.10.2021
20-107-025	P2	18.10.2021
20-107-026	P1	18.10.2021
20-107-027	P3	18.10.2021
20-107-028	P2	18.10.2021
20-107-029	P2	18.10.2021
20-107-031	P2	18.10.2021
20-107-032	P2	18.10.2021
20-107-040	P2	18.10.2021
20-107-041	P4	18.10.2021
20-107-042	P4	18.10.2021
20-107-043	P4	18.10.2021
20-107-044	P6	21.09.2022
20-107-045	P5	18.10.2021
20-107-046	P5	18.10.2021
20-107-049	P2	18.10.2021
20-107-052	P9	05.10.2022
20-107-053	P7	05.10.2022
20-107-100	P9	18.10.2021
20-107-101	P11	05.10.2022
20-107-102	P10	21.09.2022
20-107-103	P11	05.10.2022
20-107-104	P9	05.10.2022
20-107-110	P4	18.10.2021
20-107-111	P7	05.10.2022
20-107-112	P7	21.09.2022
20-107-113	P4	18.10.2021
20-107-114	P4	18.10.2021
20-107-400	P4	18.10.2021
20-107-401	P4	05.10.2022
20-107-402	P4	18.10.2021
20-107-403	P3	18.10.2021
20-107-404	P4	18.10.2021

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20-107-500	P7	05.10.2022
20-107-501	P5	05.10.2022
20-107-510	P2	18.10.2021
20-107-511	P2	18.10.2021
20-107-512	P3	18.10.2021
20-107-513	P3	18.10.2021
20-107-600	P1	18.10.2021
20-107-601	P1	18.10.2021
20-107-602	P1	18.10.2021
20-107-603	P1	18.10.2021
20-107-604	P1	18.10.2021
20-107-901	P4	06.10.2022
20-107-910	P1	18.10.2021
20-107-911	P1	18.10.2021
20-107-912	P1	18.10.2021
20-107-913	P1	18.10.2021

### **Summary of Reasons for Decision**

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.