
TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/16/0244/F

Mr Jonathan Garey
Suite S14
Albany Chambers
26 Bridge Road East
Welwyn Garden City
Herts
AL7 1HL

Description of Development: Change of use from small scale house in multiple occupation (C4) to house in multiple occupation HMO (sui generis)

Location of Development: 109 Blindmans Lane Cheshunt Hertfordshire EN8 9DN

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 24/02/2016 and received with sufficient particulars on 24/02/2016.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

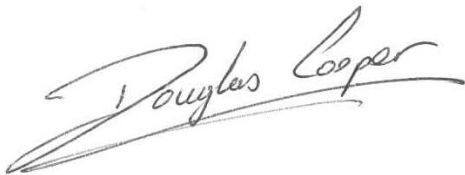
- 1 The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawing numbers BLILA-E301, BLILA-E302, BLILA-L301, BLILA-P301, BLILA-P302, BLILA-P303, BLILA-E201, BLILA-E202, BLILA-L201, BLILA-P201 Rev. A, BLILA-P202 and BLILA-P203 submitted therewith.
Reason - To ensure the development is carried out as permitted.
- 3 No more than eight persons shall reside in the HMO hereby approved at any one time.
Reason - In the interests of amenity and to prevent over-intensive use of the site in compliance with the Council's HMO Amenity Standard.

- 4 A comprehensive site management plan shall be submitted and approved in writing by the Local Planning Authority prior to first occupation of the HMO. The site management plan shall be implemented as approved and shall be retained in such use for the full duration of the HMO use.
Reason - To protect the amenity of nearby residential occupiers and the area generally, in accordance with Policy H6 of the Local Plan Second Review 2001-2011 and the council's adopted supplementary planning guidance.

The Local Planning Authority has been positive and proactive in considering this planning application and suggested improvements to the development during the course of the application. The applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the Borough.

INFORMATIVE:

This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.



Signed:.....
Head of Planning and Development
DC1001MW

Dated: 06 February 2017

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact Building Control on 01992 785566.

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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 Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally 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 planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the 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 can he 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 of the District or London Borough in which 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 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 Sections 114 and related provisions of the Town and Country Act 1990.