Development Management

01279 655261
www.eastherts.gov.uk
East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

EastHertsDC
EastHerts
easthertscouncil

Application Ref: 3/25/1986/FUL

Fergus Alexander
South Bank Architects
83 De Beauvoir Road
London
N1 4EL

Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

Erection of 4 x industrial units (use classes E[g], B2 and B8) with associated parking and external works
Buntingford Business Park Baldock Road Buntingford Hertfordshire

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 Planning Permission subject to Conditions

For the development proposed in your application received 19th December 2025 and registered on 19th January 2026 and shown on the approved plans.

Conditions:

1. The development to which this permission relates shall be begun within a period of three 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 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed below:
   - S3905/P/SLPD
   - S3905/P/001
   - S3905/P/002
   - S3905/P/011
   - S3905/P/11
   - S3905/P/12
   - S3905/P/13
   - S3905/P/21
   - S3905/P/22
   - S3905/P/31
   - S3905/P/32

   Reason
   To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. The use of the building hereby approved shall be restricted to use classes: E(g), B2 and B8 only, as specified in the Town and Country Planning (Use Classes) Order 1987 (as amended). The building shall not be used for any other purposes in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).
Reason
To ensure that the building is used for a purpose that is appropriate to the designated employment area, in accordance with Policy ED1 of the East Herts District Plan 2018.

4. Prior to the commencement of any development hereby approved, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, the Drainage Strategy Report P2 (Prepared by: Parsons, Dated: 03/2026) and the drainage strategy drawing (Drawing Number: 24249-001 Rev P2) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.
Reason
To ensure that appropriate drainage infrastructure is provided, in accordance with Policies WAT1 and WAT5 of the East Herts District Plan 2018.

5. Prior to the commencement of any development hereby approved, details and a method statement for interim and temporary drainage measures during the demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure that there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved in writing by the Local Planning Authority.
Reason
To ensure that appropriate drainage infrastructure is provided, in accordance with Policies WAT1 and WAT5 of the East Herts District Plan 2018.

6. Prior to the commencement of any development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:
- construction vehicle numbers, type and routing;
- access arrangements to the site;
- traffic management requirements;
- construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- siting and details of wheel washing facilities;
- cleaning of site entrances, site tracks and the adjacent public highway;
- timing of construction activities (including delivery times and removal of waste) to avoid school pick up/drop off times;
- on-site parking prior to commencement of construction activities;
- post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- the site layout on the highway including extent of any hoarding, pedestrian routes and remaining road width for vehicle movements (where required); and
- a phasing plan.

Thereafter, the construction phase of the development shall only be carried out in full accordance with the approved CTMP.
Reason
To minimise the impact of construction on the local highway network, in accordance with Policy TRA2 of the East Herts District Plan 2018.

7. Prior to the commencement of any development hereby approved, an Ecological Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Ecological CEMP shall outline the mitigation measures that will be implemented on site to avoid impacts on notable and protected species during the construction phase. Thereafter, the development shall only be carried out in full accordance with the approved Ecological CEMP.
Reason
To ensure that impacts on protected species are avoided, in line with Policy NE3 of the East Herts District Plan 2018.

8. Prior to the commencement of any development hereby approved, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall aim to reduce the amount of waste produced on site and shall contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.
Reason
To promote the sustainable management of waste, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document 2012.

9. No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. This condition will only be considered to be discharged when the Local Planning Authority has received and approved an archaeological report of all the required archaeological works, and if appropriate, a commitment to publication has been made.
Reason
To secure the protection of any archaeological remains, in accordance with Policy HA3 of the East Herts District Plan 2018.

10. No external plant or machinery (including air source heat pumps) shall be installed until details of the external sound level emitted from the plant or machinery, together with any necessary mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external sound level emitted from plant or machinery will be lower than the lowest existing background sound level by at least 5dBA. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise

shall be taken, as necessary. Approved details shall be implemented prior to first use of the development and thereafter be permanently retained.
Reason
To ensure adverse noise impacts are avoided, in accordance with Policy EQ2 of the East Herts District Plan 2018.

11. Prior to the commencement of any above ground construction works for the development hereby approved, details and specifications of all the external materials of construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.
Reason
In the interests of good design, in accordance with Policy DES4 of the East Herts District Plan 2018.

12. Prior to the commencement of any above ground construction works for the development hereby approved, detailed scaled drawings of the proposed substation, as shown on drawing number: S3905/P/011 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the substation shall be constructed in accordance with the approved details.
Reason
In the interests of good design, in accordance with Policy DES4 of the East Herts District Plan 2018.

13. Prior to the commencement of any above ground construction works for the development hereby approved, full landscaping details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
- Hard surfacing materials;
- Soft landscaping proposals;
- Retained landscape features;
- Planting plans detailing schedule of plants, species, planting sizes and density of planting; and
- An implementation timetable.
Thereafter, the development shall be implemented in full accordance with the approved details and timetable.
Reason
In the interests of good design, in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

14. Prior to the commencement of any above ground construction works for the development hereby approved, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Species Enhancement Plan shall provide details of the location, number and type of wildlife enhancements to be provided on site, including:
- 3 x bat boxes installed on the new building or on trees;
- 3 x integrated swift bricks installed within the fabric of the building;
- 2 x bird boxes installed on the new building or on trees;
- Log piles;
- Invertebrate boxes; and
- Any other wildlife features.
The approved development shall not be used until the wildlife enhancements have been installed in accordance with the approved details. Thereafter, the enhancements shall be retained for the lifetime of the development.
Reason

To create opportunities for wildlife, in accordance with Policy NE3 of the East Herts District Plan 2018.

15. Prior to the first use of the development hereby approved, details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
(i) a timetable for its implementation;
(ii) details of SuDS features and connecting drainage structures and maintenance requirements for each aspect including a drawing showing where they are located; and
(iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.
Reason
To ensure that appropriate drainage infrastructure is provided, in accordance with Policies WAT1 and WAT5 of the East Herts District Plan 2018.

16. Prior to the first use of the development hereby approved, details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details and prior to first use.
Reason
To minimise light pollution, in accordance with Policy EQ3 of the East Herts District Plan 2018.

17. Prior to the first use of the development hereby approved, a scheme for the provision of electric vehicle charging points (EVCPs) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, type and specification of EVCPs, as well as details of how the development will be future proofed for the provision of further EVCPs if required. The approved development shall not be used until the EVCPs have been installed in accordance with the approved details.
Reason
In order to promote the use of electric vehicles, in accordance with Policy TRA1 of the East Herts District Plan 2018.

18. Prior to the first use of the development hereby approved, the parking spaces as shown on the approved plans shall be provided in full.
Reason
To ensure the provision of an appropriate level of parking, in accordance with Policy TRA3 of the East Herts District Plan 2018.

19. Prior to the first use of any of the units hereby approved, the cycle parking facilities for that unit, as shown on the approved plans, shall be provided in full.

Reason
To promote active travel, in accordance with Policies TRA1 and TRA3 of the East Herts District Plan 2018.

20. Prior to the first use of the development hereby approved, the pv panels, as shown on the approved plans, shall be installed and operational at the site.
Reason
To minimise carbon emissions, in accordance with Policy CC2 of the East Herts District Plan 2018.

21. Prior to the first use of the development hereby approved, details of the model and siting of air source heat pumps (ASHPs) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be used until the ASHPs are installed and operational in accordance with the approved details.
Reason
To minimise carbon emissions, in accordance with Policy CC2 of the East Herts District Plan 2018.

22. Prior to the first use of the development hereby approved, the building shall be fitted out to enable it to achieve BREEAM 'excellent' rating for water usage.
Reason
To minimise water usage, in accordance with Policy INFRA5 of the Buntingford Community Area Neighbourhood Plan 2017.

23. The development hereby approved shall be carried out and shall operate in accordance with the recommendations of the Flood Risk Assessment Issue No:1 (Prepared by: Eight Versa, Dated: 17/12/2025).
Reason
To ensure that the development is resistant to flooding, in accordance with Policy WAT1 of the East Herts District Plan 2018.

Biodiversity Net Gain

PLEASE NOTE Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended) imposes a "biodiversity gain condition" on all planning permissions granted except those which are exempt or to which transitional arrangements apply. There are also requirements relating to Irreplaceable Habitats and arrangements for phased developments and applications made under s73 and s73a of the Town and Country Planning Act 1990 (as amended).

Please read the notes title "Biodiversity Net Gain" attached to this decision notice carefully and determine whether the biodiversity gain condition and the other requirements apply to your planning permission.

Informatives:

1. 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.

2. 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.

3. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site and on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

4. It is an offence under Section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

5. It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

6. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. It is expected that the developer will demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

This Decision Relates to Plan Numbers:

Plan Ref	**Version**	**Received**
S3905/P/001		19th December 2025
S3905/P/002		19th December 2025
S3905/P/011		19th December 2025
S3905/P/11		19th December 2025

S3905/P/12		19th December 2025
S3905/P/13		19th December 2025
S3905/P/21		19th December 2025
S3905/P/22		19th December 2025
S3905/P/31		19th December 2025
S3905/P/32		19th December 2025
S3905/P/SLPD		19th February 2026

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 01438 879990 or email building.control@hertfordshirebc.co.uk.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be East Herts District Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended)

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation. Please read the published officers report for the Council's views on this matter and more information is available here: https://www.eastherts.gov.uk/planning-and-building/planning-policy/mandatory-biodiversity-net-gain-bng

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.
In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission to which the section 73 planning permission relates* was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:
   4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
      i) the application for planning permission was made before 2 April 2024;
      ii) planning permission is granted which has effect before 2 April 2024; or
      iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
   4.2 Development below the de minimis threshold, meaning development which:
      i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
      ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
   4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
   4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
   4.5 Self and Custom Build Development, meaning development which:
      i) consists of no more than 9 dwellings;
      ii) is carried out on a site which has an area no larger than 0.5 hectares; and
      iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
   4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.
Those circumstances are that the conditions subject to which the section 73 permission is granted:

i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Dated: 14th August 2026

On Behalf Of Development Management

Signed: 

Head of Planning and Building Control

We are interested in your feedback. Please complete the survey by clicking here SURVEY.

Development Management

01279 655261
www.eastherts.gov.uk
East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

EastHertsDC
EastHerts
easthertscouncil

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 Secretary of State under section 78 of the Town and Country Planning Act 1990.

- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
  28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*

- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*

- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*

- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*

- Appeals can be made online at: https://www.gov.uk/appeal-planning-decision
  If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal but 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 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.

- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Development Management

01279 655261
www.eastherts.gov.uk
East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

EastHertsDC
EastHerts
easthertscouncil

START NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE
(If you are the agent, please pass on to the home owner)

Please read the decision notice carefully. It should be read together with the application and any approved drawings and documents, and you must ensure that you understand and comply with all the requirements of any conditions imposed on the permission before you start work. The development should then only be carried out only in accordance with the approved plans and conditions.
Failure to comply with the approved plans or with the conditions of a permission could mean that the work that you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. If you do not understand any of the planning conditions please contact your agent or the planning case officer for your application.

Please ensure that you give yourself time to meet the requirements of any planning condition as the Council may need to consult on the detail of the submission and this can take some weeks, depending on the complexity of the requirements. Please also be aware that there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request.
We strongly recommend that you complete the Start Notice below and return to us (by post or email: planning@eastherts.gov.uk) when you know when work will start.

START NOTICE

Our Reference Number from the Decision Notice: **3/25/1986/FUL**

Site Address:

Date when work is intended to start:

Name:

Address (if different from above):

Telephone:

Email:

Please return to the above address or email the form to, planning@eastherts.gov.uk