



Town Clerk
Ware Town Council
The Priory
High Street
Ware
SG12 9AL

Date: 20th December 2024
Our Ref: 3/24/2018/FOFPN
Please ask for: Elizabeth Oswick
Telephone:
Email: planning@eastherts.gov.uk

Notice of Decision
Town and Country Planning Act 1990 (as amended)
Prior Approval under Schedule 2, Part 20, Class A
Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended)

Dear Sir/Madam

APPLICATION: 3/24/2018/FOFPN

PROPOSAL: Addition of another storey to create 2 additional flats to the main property (forming flats 1-8).

AT: Peregrine House The Blanes Ware Hertfordshire SG12 0XD

FOR: Beazer Investments Ltd

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 20th December 2024 and it was decided to **Prior Approval is Required and Refused** subject to the following:

1. The proposed scheme involves demolition works that are not permitted under Part 20. Therefore, the proposed scheme involves development that falls outside the scope of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The proposed scheme would involve development on part of the block of flats that is not the principal part of the building. Therefore, the proposed development would be contrary to A.1(d) of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. The development is considered to have an adverse impact on the parking provision at the site. There shall be no net increase of parking, detrimentally impacting the parking capacity for residents of Peregrine House. As such, the development would be contrary to A.2(a) of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The development is considered to have an adverse overbearing impact on dwellings in Falcon Court to the south of the site, detrimentally impacting the outlook of these residents. As such, the development would be contrary to A.2(g) of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This Decision Relates to Plan Numbers:

Y2090-2024-A10 rev 00 (location plan) (Location and Site Plan)
Y2090-2024-A10 rev 00 (existing plans) (Floor Plans - Existing)
Y2090-2024-A11 rev 00 (Floor Plans - Existing)
Y2090-2024-A12 rev 00 (Roof Plan)
Y2090-2024-A20 rev 00 (Elevations - Existing)
Y2090-2024-A21 rev 00 (Elevations - Existing)
Y2090-2024-A30 rev 00 (Floor Plans - Proposed)
Y2090-2024-A31 rev 00 (Floor Plans - Proposed)
Y2090-2024-A32 rev 00 (Floor Plans - Proposed)
Y2090-2024-A40 rev 00 (Elevations - Proposed)
Y2090-2024-A41 rev 00 (Elevations - Proposed)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' shape.

On Behalf Of Development Management