

From: Jessica Benfield

Sent: 20 November 2025 18:21

To: Alex Howard>

Subject: 25/02561/FPH - 28 Common Rise planning application

Hi Alex

I am writing regarding the planning application 25/02561/FPH for 28 Common Rise.

I am the owner of number 30 Common Rise.

I don't live in the property any more so wasn't able to view the original application as the deadline had already passed by the time I had been made aware of the planning application.

I went past the property last week and it was apparent that where the extension steps out from the original side elevation, it now impacts the shared side access that is part of the deeds of the property - please see attached.

The shared side access was something I was clearly made aware of when I purchased number 30, with it flagged that if we ever wanted to put a dividing fence etc down the side between the two properties it would have to be done in full consultation with number 28 and updated in the deeds. I can only assume the same would have been raised when the owners purchased number 28.

Had they shared the plans and fully walked me through them as part of the planning process I would have flagged that it was an issue and we would need to come to an agreement with the deeds being updated.

I am concerned as to the impact this will have on my property with more limited side access.

Please let me know how best to proceed.

Thanks

Jess

H.M. LAND REGISTRY
LAND REGISTRATION ACTS 1925 - 1986
County and District : Hertfordshire - North Herts
Title Numbers : HD19482 and HD25920
Properties : 28 Common Rise, Hitchin and
30 Common Rise, Hitchin. 13 of 1000
Land Registration Rules, 1925.
of the High Court of Justice
Land Registry

THIS DEED is made the 1st day of June One thousand nine hundred and eighty-seven BETWEEN DAVID ALFRED ALBON and ANN BARBARA ALBON both of 28 Common Rise Hitchin Hertfordshire ("the First Owners") of the first part and MARSHALL THOMAS BLOOMFIELD and DEBORAH ANN BLOOMFIELD both of 30 Common Rise Hitchin aforesaid ("the Second Owners") of the second part and NATIONWIDE BUILDING SOCIETY of New Oxford House High Holborn London WC1V 6PW ("the Mortgagee") of the third part

BACKGROUND:

(1) The First Owners are seised of the property ("28 Common Rise") registered with absolute title at H.M. Land Registry under title number HD.19482 and known as 28 Common Rise Hitchin and for the purposes of identification only shown edged blue and coloured green on the plan attached to this deed ("the Plan") subject to a charge dated 11th March 1983 in favour of the Mortgagee

(2) The Second Owners are seised of the property ("30 Common Rise") registered with absolute title at H.M. Land Registry under title number HD.25920 and known as 30 Common Rise Hitchin and for the purposes of identification only shown edged yellow and coloured pink on the Plan subject to a charge dated 1st June 1987 in favour of the Mortgagee

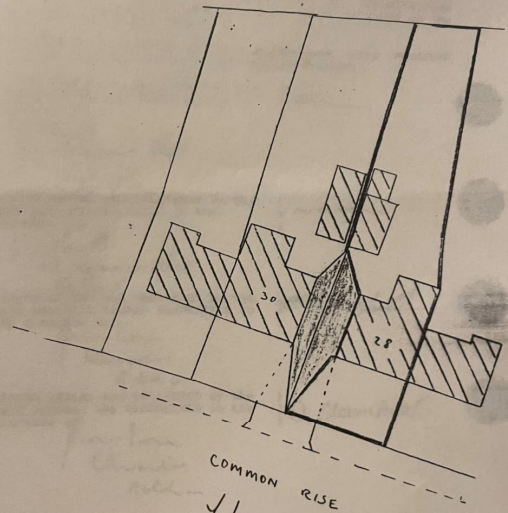
(3) The First and Second Owners have agreed to appropriate the said pieces of land coloured green and pink respectively on the Plan for the purpose of a driveway for their common benefit in connection with their respective properties and to grant each other rights of way over it and the Mortgagee has consented to join in this deed in manner hereinafter appearing

(4) A driveway has been constructed on the said lands coloured green and pink respectively on the Plan

NOW THIS DEED WITNESSETH as follows:

1. THE FIRST OWNERS as beneficial owners GRANT to the Second Owners all that right and liberty for the Second Owners and their successors in title the owners and occupiers for the time being of 30 Common Rise and his or their servants or licensees (in common with the First Owners) and all others having the like right) at all times with or without vehicles and with or without animals for the purposes connected with the use and enjoyment of 30 Common Rise but not for any other purposes to pass and repass along the piece of land coloured green on the Plan TO HOLD unto the Second Owner in fee simple as appurtenant to 30 Common Rise

D. Bloomfield.



SCALE 1:250

[Signature]
AUTHORISED OFFICERS



Samsung Quad Camera
Shot with my Galaxy A12

Jessica Benfield