

Our Ref: PB/CN/77526

5 June 2018



Validation Team  
C/o June Pagdin  
Senior Planning Officer  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

Dear Sirs

**DISCHARGE OF CONDITIONS 1, 4, 5 AND 6 TO LISTED BUILDING CONSENT 6/2017/2746/LB AT THE COMET HOTEL, ST ALBANS ROAD, WEST HATFIELD, AL109RH**

**PLANNING PORTAL REFERENCE PP-07021130**

Alder King Planning Consultants have been instructed to submit an application to discharge conditions relating to the above listed building consent. This application has been submitted electronically on the planning portal under reference PP-07021130.

The application seeks to discharge conditions 1,4,5 and 6 to listed building consent 6/2017/2746/LB. The table below outlines each of the conditions and the plan submitted which relates to each one.

Condition	Comment
1 Sample materials	The samples have been delivered to June Pagdin.
4 Listed building details (a) reinstatement of roof lantern (elevations at scale 1:20 and sections at 1:50); (b) retention of nibs to walls in the rear part of the listed building which were previously the chauffeur and garage quarters (floor plans at scale 1:50); (c) roof eaves and abutments with new hotel extension link building (details at scale 1:5); (d) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:5); (e) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:5); (f) details of the proposed internal folding or sliding partitions and walls (elevations at scale 1:20 and sections at 1:5); (g) new-build external walls (part elevations at scale 1:20 and sections at 1:5); (h) reinstated roof-lights to kitchen (details	(a) See drawing number 62013 Lantern Detail. (b) See drawing number 10041, 10042 and D1001. (c) See drawing number 42013. (d) See drawing numbers 62004, 62005, 46000, 63001 and 62014. (e) See drawing numbers 62014, 62011, 62012 and Windows Report prepared by Bidwells. (f) See drawing number 63001. (g) See drawing numbers S1041 and 20013. (h) Information to follow with a separate application at a later date. (i) Information to follow with a separate application at a later date. (j) Information to follow with a separate application at a later date. (k) Information to follow with a separate application at a later date.

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at scale 1:5); (i) new ceilings, counters and bars (sections at scale 1:20); (j) sound insulation and mechanical vents for hotel function rooms and bedrooms; (k) extractors for kitchen odours The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.	
5 Roof protection	See Roof Works Report prepared by Stride Treglown submitted with this application.
6 Fabric protection	Construction Method Statement

An application fee is not required for this application because it relates to a listed building consent.

I trust everything is in order to ensure a swift validation, registration and agreement of this application.

If you have any queries, please contact me directly.

Yours faithfully

**PORTIA BANWELL**  
**Planner**

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enc: