

Mr G Kythreotis,
Vivendi Architects Ltd,
Unit E3U,
Ringway,
Bounds Green Industrial Estate,
London,
N11 2UD

Colin Haigh
Head of Planning

Reply To: address as below
Our Ref: 6/2017/1711 and 1708/COND
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29 September 2017

**Town and Country Planning Act 1990.
The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Dear Mr Kythreotis,

RE: 6/2017/1711/COND – Submission of details pursuant to condition 3 v) (details of heating and artificial lighting), 4 (archaeological programme), 5 (timber frames) and 6 (historic timbers) on planning permission 6/2016/1650/LB at Great Nast Hyde House, Wilkins Green Lane, Hatfield, AL10 9RB and

RE: 6/2017/1708/COND – Approval of details reserved by conditions 1 (approved plans), 3 (nesting survey), 4 (bat roof and hibernation surveys), 5 (replacement bat roost structure), 6 (ancillary barns) on planning permission 6/2016/1646/FULL (dated 19/12/2016) at Great Nast Hyde House, Wilkins Green Lane, Hatfield, AL10 9RB

Thank you for your recent application in connection with the discharge of the above planning conditions.

Listed Building Consent 6/2016/1650/LB

Condition 1 requires the development to be implemented in accordance with the approved plans and details. This condition is not for discharge.

Condition 2 (Samples of Materials)

Details submitted further to this condition were considered acceptable and dealt with under application reference number 6/2017/1260/COND (determined on 31.8.2017) with the comments that the bricks in the plinth to the kitchen barn must match those of Existing Barn 1 in terms of finish, bond and texture. Please note these bricks are painted black to match the timber walls.

I trust you will comply with the last sentence of the condition which requires the materials to not be changed.

Condition 3 (Details to Be Submitted)

This condition is as follows:

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts. AL8 6AE.
DX 30075, Welwyn Garden City 1
Tel: 01707 357000 www.welhat.gov.uk

“Prior to the commencement of any of the works hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the following:

- (i) roof eaves, verges and hips at scale 1:5 minimum;
- (ii) windows and shutters, sectional details at scale 1:5 and elevations at scale 1:20;
- (iii) doors, sectional details at scale 1:5 and elevations at scale 1:20;
- (iv) roof and wall details including plinth, walls, eaves, corners, windows and door openings, insulation, internal timber cladding and new floor, all at scale 1:5; and
- (v) details of heating and artificial lighting.”

Heating and Lighting

You have submitted the following information for Part (v) (details of heating and artificial lighting) under this application:

Drawing No 1630-ME01-11 Proposed Heating and Lighting Design at scale 1:50.

I have received no objections to the submitted details. They are considered acceptable and part (v) can be discharged subject to the works being completed in accordance with these approved details.

You previously submitted information for (i) to (iv) under application reference number 6/2017/1260/COND. The submitted details were not considered sufficient to be approved. Please resubmit with details that accord with the comments of the Conservation Officer as set out in the decision letter for that application.

Condition 4 (Archaeological Excavation and Evaluation)

This condition is as follows:

“No development shall take place on the site until the applicant, or their agents or 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. The development shall not be carried out other than in accordance with the approved programme. “

You have submitted the following information under this application:

Written Scheme of Investigation (WSI) for Historic Building Recording and Building Monitoring and Recording (Archaeological Solutions Ltd, 28th July 2017). The Historic Environment Advisor at Hertfordshire County Council has been consulted. The submitted document is acceptable with the exceptions that:

- (i) it does not include provision for monitoring of below ground interventions eg foundations, floor and services. As these may be impacted in the development of underfloor heating in Barn 1 and foundations for Barn 3, this measure should be included in the WSI; and
- (ii) in Hertfordshire, archaeological records normally go to Herts Archive and Local Studies at County Hall and archive materials go to a local museum. The relevant organisations need to be contacted and confirm that they are able to take the archives generated by the project. Please amend the WSI accordingly.

Unfortunately the Historic Environment Advisor cannot recommend discharge of the WSI without these details. You will need to resubmit with the required amendments.

Condition 5 (Exposed Timbers in WC)

This condition is as follows:

“Notwithstanding the approved drawings, the timber frame within the proposed W.C. area shall remain exposed.”

The condition remains extant and is not for discharge. I trust you will comply with this condition.

Condition 6 (No Historic Timbers to Be Cut)

This condition is as follows:

“No historic timbers of the existing building shall be cut or removed.”

The condition remains extant and is not for discharge. I trust you will comply with this condition.

Planning Permission 6/2016/1646/HOUSE

Condition 1 requires the development to be implemented in accordance with the approved plans and details. This condition is not for discharge.

Condition 2 (Materials)

This condition is identical to condition 1 of Listed Building Consent 6/2016/2403/LB as follows:

“No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”

Details submitted further to this condition were considered acceptable and dealt with under application reference number 6/2017/1260/COND (determined on 31.8.2017) with the comments that the bricks in the plinth to the kitchen barn must match those of Existing Barn 1 in terms of finish, bond and texture. Please note these bricks are painted black to match the timber walls.

I trust you will comply with the last sentence of the condition which requires the materials to not be changed.

Condition 3 (Nesting Birds)

This condition is as follows:

“No works shall take place on the site between the 1st March and 31st August inclusive in any year until a nesting survey has confirmed the absence of nesting birds in that year. Any active nests must be left in situ until the birds have fledged a sufficient distance from the nest.”

This condition cannot be discharged until the development is implemented. I trust you will comply with this condition.

Condition 4 (Bat Surveys and Mitigation)

This condition is as follows:

“The development hereby permitted shall not commence until the following surveys have been undertaken in accordance with Paragraph 4.2.1 and Table 1 of the preliminary Bat Roost Survey (Arbtech 25.11.2016):

- (a) Emergence and Re-entry Bat Surveys between May-August;
- (b) 2 Hibernation surveys one in January and one in February.

The development shall be implemented in accordance with the scheme of mitigation/enhancement of the biodiversity of the site set out in Paragraph 4.2.2 of the Roost Survey (Arbtech 25.11.2016) in all respects. This includes:

- (i) 2 x Schwegler 1FF bat boxes and 2 x Schwegler 2F bat boxes;
- (ii) 1 x Schwegler 1FW hibernation box;
- (iii) Work to Barn 1 to be supervised by a licensed ecologist;
- (iv) If bats are hibernating the timing of works shall avoid November to end of March;

- (v) If summer surveys reveal a maternity roost the works shall not take place from May to August;
- (vi) a specially designed replacement roost similar to the one illustrated on Page 19 of the Report (Arbtech 25.11.2016).

The mitigation and enhancement measures shall be retained in that state thereafter.”

You have submitted the following details:

- (a) Emergence surveys - Arbtech Bat Survey - Emergence and Activity Surveys (7.7.2017) recorded the day roost of brown long-eared bats and common pipistrelle in Barn 1. The recommendations for mitigation measures are set out in Section 4.2 of the report.
- (b) Hibernation surveys – a winter survey was undertaken on 20.2.2017 and no bats were present and it was concluded that the building was not used as a hibernaculum.

The subsequent scheme of mitigation/enhancement recommends provisions of items (i), (ii) and (iii) of condition 4. Hertfordshire Ecology has been consulted and comments that the report appears to satisfy the condition. The submitted details are, therefore, considered to be acceptable.

The condition requires the mitigation measures to be implemented before commencement of the development. I trust you will comply with this requirement.

Condition 5 (Replacement Roost Structure)

This condition is as follows:

“Prior to the commencement of the development hereby permitted details of a replacement bat roost structure shall be submitted to and approved in writing by the Local Planning Authority. The structure shall be positioned away from light and disturbance and constructed in accordance with the approved details and shall be retained in that state thereafter.”

The requirement for a replacement roost structure was dependent upon the results of the surveys required under condition 4. The recommendations in Section 4.2 of Arbtech’s Bat Survey Report dated 7.7.2017 regarding provision of bat boxes, their positioning, lighting and method are considered acceptable. The condition requires the mitigation measures to be implemented in accordance with these approved details. I trust you will comply with this requirement.

Condition 6 (Domestic Use of Barn)

This condition is as follows:

“The use of Barn 1, Barn 2 and Barn 3 shall be for purposes ancillary to and in association with the residential use of Great Nast Hyde House and for no other purpose including commercial uses.”

This condition is not for discharge. I trust you will comply with this condition.

Summary

The details submitted for conditions 3 (Details - Part (v) heating and lighting) of Listed Building Consent 6/2016/1650/LB Condition are acceptable. The details submitted for condition 4 (Archaeological Excavation and Evaluation) of Listed Building Consent 6/2016/1650/LB are not sufficient and require amendment.

The details submitted under condition 4 (Bat Surveys) and 5 (Bat Roost Structure) on planning permission 6/2016/1646/HOUSE are acceptable.

The outstanding conditions for which further details should be submitted are Condition 3 (parts (i) to (iv)) and Condition 4 (Archaeological Investigation) of Listed Building Consent 6/2016/1650/LB.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

June Pagdin
Senior Development Management Officer