

Director of Environment & Infrastructure:
Mark Kemp



Sukhdeep Jhooti
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Herts
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Hertfordshire County Council
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Contact Julia Puton
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Date 22 January 2020

RE: 6/2020/3347/PN27 – Manor Cottage, Vineyards Road, Northaw, Potters Bar, EN6 4PQ

Dear Sukhdeep,

Thank you for consulting us on the above application for the prior approval for an additional storey on the existing property at Manor Cottage, Vineyards Road, Northaw, Potters Bar, EN6 4PQ.

The proposed development is for less than 10 dwellings, site area is less than 1 ha and there is no change in non-residential floor space. As we would consider it as a minor application, and therefore the LLFA should not be a statutory consultee and we can only offer advice to the Local Planning Authority (LPA).

From the information provided we understand that the proposed development would not have a significant impact on surface water management.

Therefore, we can inform the LPA that we have no objection to the proposed development.

We note there is an ordinary watercourse running in the southern part of the development site. In addition, we understand that the site partially lies within an area indicated as having a high risk of surface water flooding, but the flow route is only linked with the existing watercourse and the proposed development does not impact on it.

However, we would like to remind the applicant that any works proposed to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent from the Hertfordshire County Council under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of any planning permission. For further information and how to obtain our Land Drainage Consent forms please refer to our website.

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/ordinary-watercourses/>

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council