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Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: https://www.planningportal.co.uk/apply

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it.

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applic	ant Nar	ne and Addre	ess
Title:	Mr	First name:	Ricardo
Last name:	Abreu		
Company (optional):			
Unit:		House number: 19	House suffix:
House name:			
Address 1:	Thornto	n Road,	
Address 2:			
Address 3:			
Town:	Potters	s Bar,	
County:			
Country:			
Postcode:	EN6 1JJ		

Title:	Mr	First name:	Chris						
Last name:	Ellerbe	ck							
Company (optional):	ELA De	ELA Design							
Unit:		House House number: suffix:							
House name:				1799					
Address 1:	Beecho	Beechcroft							
Address 2:	Riversio	de Ave							
Address 3:									
Town:	Broxbou	ırne							
County:									
Country:									
Postcode:	EN10 6	RA]						

3. Description of the Proposal	
Please describe the proposed development, including any change of	f use:
Conversion of loft to habitable use including the installation of 1 x readormer and 4 x front rooflights	ar
Has the building, work or change of use already started?	Yes No
If Yes, please state the date when building, work or use were started (DD/MM/YYYY):	(date must be pre-application submission)
Has the building, work or change of use been completed?	Yes No
If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):	(date must be pre-application submission)
Reference number of permission in principle being relied on (technical details consent applications only):	
Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?	☐ Yes ✓ No
A. Site Address Details Please provide the full postal address of the application site. Unit: House number: 19 House suffix: House name: Address 1: 19 Thornton Road, Address 3: Town: Potters Bar County: Postcode (optional): EN6 1JJ (Description of location or a grid reference. (must be completed if postcode is not known): Easting: Northing: Description:	Has assistance or prior advice been sought from the local authority about this application? If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible: Officer name: Reference: Date (DD/MM/YYYY): (must be pre-application submission) Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Road	ls and Righ	ts of Way	7. Waste Stor	rage and Collection		
Is a new or altered vehicle access proposed to or from the public highway?	Yes	☑ No	90-000 Carlo Carlo San	orporate areas to store	Yes	No
Is a new or altered pedestrian access proposed to or from the public highway?	Yes	✓ No	If Yes, please pro	vide details:		
Are there any new public roads to be provided within the site?	Yes	_ ✓No				
Are there any new public rights of way to be provided within or adjacent to the site?	Yes	→ ‰				
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	Yes	No	Have arrangeme for the separate s collection of recy	storage and clable waste?	Yes	No
If you answered Yes to any of the above que details on your plans/drawings and state the (s)/drawings(s)	reference o	e show f the plan	If Yes, please pro	ovide details:		
8. Authority Employee / Member It is an important principle of decision-makin means related, by birth or otherwise, closely conclude that there was bias on the part of the	enough that	a fair-minde	ed and informed ob	server, having considered		
Do any of the following statements apply to	you and/or a	agent?		With respect to the autho (a) a member of staff (b) an elected member (c) related to a member of (d) related to an elected m	staff	
If Yes, please provide details of their name, r	ole and how	you are rela		,-,	3000 00 06	
		,				

9. Materials If applicable, please sta	te what materials	are to be used exte	rnally. Include	type, colour and name fo	r each material:		
	Existing (where applicab	le)		Proposed		Not applicable	Don't Know
Walls	Brickwork			Timber			
Roof	Tiles			Felt			
Windows	UPVC			UPVC			
Doors						4	
Boundary treatments (e.g. fences, walls)						D.	' _
Vehicle access and hard-standing							
Lighting						V	
Others (please specify)						G	
Are you supplying add	itional informatio	n on submitted pla	n(s)/drawing(s)/design and access staten	nent? Yes		No
If Yes, please state refe	rences for the pla	n(s)/drawing(s)/des	ign and access	s statement:			
Plans attached							
10. Vehicle Parkin	q						
	T-0	isting and proposed	d number of or	n-site parking spaces:			
Type of Vehic	le	Total Existing	Tota	l proposed (including spaces retained)	Difference in spaces		
Cars			1				
Light goods vehi public carrier veh	cles/						
Motorcycles							
Disability spac	es						
Cycle spaces							
Other (e.g. Bu	8)						
Other (e.g. Bu	s)						

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of:	Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3⁄and
Mains sewer Cess pit	consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Septic tank Other	☐ Yes ☐ No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? Yes No	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No
If Yes, please include the details of the existing system on the application drawings and state references for the	Will the proposal increase the flood risk elsewhere?
plan(s)/drawing(s):	How will surface water be disposed of?
	Sustainable drainage system Existing watercourse
	Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
To assist in answering the following questions refer to the guidance	Please describe the current use of the site:
notes for further information on when there is a reasonable likelihood that any important biodiversity or geological	C3
conservation features may be present or nearby and whether	
they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable	Is the site currently vacant?
likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to	Is the site currently vacant? If Yes, please describe the last use of the site:
or near the application site?	in res, prease describe the last use of the site.
a) Protected and priority species:	
Yes, on the development site	
Yes, on land adjacent to or rear the proposed development	When did this use end (if known)?
□ No	(date where known may be approximate)
b) Designated sites, important habitats or other biodiversity features:	Does the proposal involve any of the following?
Yes, on the development site	If yes, you will need to submit an appropriate contamination assessment with your application.
Yes, on land adjacent to or near the proposed development No	Land which is known to be contaminated? Yes No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site?
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development No	be particularly vulnerable Yes No
15. Trees and Hedges	16. Trade Effluent
Are there trees or hedges on the proposed development site?	Does the proposal involve the need to dispose of trade effluents or waste?
And/or: Are there trees or hedges on land adjacent to the	If Yes, please describe the nature, volume and means of disposal
proposed development site that could influence the development or might be important as part of the local landscape character? Yes No	of trade effluents or waste
If Yes to either or both of the above, you may need to provide a full	
Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be	
submitted alongside your application. Your local planning authority should make clear on its website what the survey should	
contain, in accordance with the current 'BS5837: Trees in relation to	

ECAB 202

Proposed Housing						Existing Housing									
Market Housing	Not known	1		_	Bedr 4+	ooms Unknown	Total	Market Housing	Not known	_	Numl	_		ooms Unknown	Total
Houses			-	Ť	11	OTIKITOWII	а	Houses			-		· ·	J.K.IOWII	а
Flats/maisonettes	T		\vdash				Ь	Flats/maisonettes	T T	1.					Ь
Sheltered housing	ΤĒ		1				c	Sheltered housing				1		<i>22</i>	С
Bedsit/studios	1					5	d	Bedsit/studios				/			d
Cluster flats	1		\vdash	\vdash			e	Cluster flats	<u> </u>		1				е
Other	$\pm \bar{\pi}$	_					f	Other	<u> </u>			-			f
	_	To	tals (a	1+6+	c + d	+ e + f) =	A			76	tals (a	+ b +	c+d	+ e + f) =	F
Social, Affordable	2000000		Numal	oor of	Rode	ooms	Total	Social, Affordable		$\overline{}$	Numl	or of	Podre	no me	Total
or Intermediate Rent	Not known	1	2	3	4+	Unknown	-	or Intermediate Rent	Not known	1	2	3		Unknown	
Houses							а	Houses	1/5						а
Flats/maisonettes							Ь	Flats/maisonettes				9	e e		Ь
Sheltered housing							С	Sheltered housing							C
Bedsit/studios							d	Bedsit/studios				500			d
Cluster flats							е	Cluster flats							е
Other							f	Other							f
		Tot	tals (a	ı + b +	- c + d	+e+f)=	В	Totals $(a+b+c+d+e+f)$			+e+f)=	G			
Affordable Home Ownership	Not known	1	Numl 2	oer of	Bedr 4+	ooms Unknown	Total	Affordable Home Ownership	Not known	1	Numl 2	per of		ooms Unknown	Total
Houses			-	<u> </u>	- 11	OTIKITOWIT	a /	Houses			-		11	OTIKIOWII	0
Flats/maisonettes								Flats/maisonettes							Ь
Sheltered housing							:c:	Sheltered housing							C
Bedsit/studios							d	Bedsit/studios							d
Cluster flats							е	Cluster flats				$\overline{}$			e
Other							f	Other						9	f
		To	tals (a	+6+	c + d	+e+f)=	C	Jotals $(a+b+c+d+e+f)=$			+e+f)=	Н			
Starter Homes	Not		Numl	oer of	Bedr	ooms	Total	Starter Homes	Noz		Numl	oer of	Bedro	ooms	Total
	known	1	/2	3	4+	Unknown			known	1	2	3	4+	Unknown	
Houses	$\perp \perp$	\angle	_	_			а	Houses	1 -						а
Flats/maisonettes	17		-	-			Ь	Flats/maisonettes	1						Ь
Bedsit/studios	£					1	C	Bedsit/studios	<u> </u>						C
Other			To	tale/	ach	+ c + d) =	d	Other			Ta	+-l- /		+ c + d) =	d
							D	+	1						
Self Build and Custom Build	Not known	1	Numl	per of	Bedr 4+	ooms Unknown	Total	Self Build and Custom Build	Not known	1	Numl	per of		ooms Unknown	Total
Houses			-	Ť	-	OTHER DAY I		Houses			-		-	OTIKITO WIT	a
Flats/maisonettes							6	Flats/maisonettes				i i			Ь
Bedsit/studios							c	Bedsit/studios				S		3	С
Other							d	Other		E				3	d
			To	tals (a + b	+(+d)=	E				То	tals (a + b -	+ c + d) =	J
					7			100							9
Total proposed res	idential	unit	s (A	+ 13/+	C + D) + E) =		Total existing r	esiden tia	alun	its (F + G	+ H +	I + J) =	\neg
				/			_								
TOTAL NET CAIN						C / Duamas					-	1.			

	Types of Developm ur proposal involve the lo			and the second s		pace? Yes	No
If yo	u have answered Yes to the	ne que	estion above plea	se add details	n the follow	ing table:	
Us	se class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)		Total gross interna floorspace propose (including change of use)(square metres	d internal floorspace of following development
A1	Shops						
	Net tradable area:						
A2	Financial and professional services						
А3	Restaurants and cafes						
A4	Drinking establishments						
A5	Hot food takeaways	$\overline{\Box}$					
B1 (a)	Office (other than A2)	Ī					
B1 (b)	Research and	H					1
B1 (c)	development Light industrial	H					
B2	General industrial	H					
B8	4000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 - 0.000 -				/		-
	Storage or distribution Hotels and halls of	1		/			
C1	residence	닏		-/-			
C2	Residential institutions Non-residential	Ш					
D1	institutions						
D2	Assembly and leisure						
OTHER							
Please Specify							
	Total						
In ad	dition, for hotels, resider	al ins	titutions and hos	tels, please ad	ditionally ind	licate the loss or gain	of rooms
Use class	Type of use Not applicable	Existi	ng rooms to be lo of use or demo	ost by change olition	Total room ch	s proposed (including anges of use)	Net additional rooms
C1	Hotels 🗌						
C2	Residential						
OTHER							
Please Specify							
9. Em	ployment						
Please co	omplete the following inf	ormat	ion regarding en	nployees:			
			Full-time	Part	-time		otal full-time equivalent
Ex	isting employees						zi
Pro	posed employees				_		
	urs of Opening						
If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed: Sometimes Sometimes Sunday and Sometimes Sometimes Sunday and Sometimes S							
Use Monday to Friday Saturday Bank Holidays Not known							
21. Sit	e Area						
lease st	ate the site area in hectar	es (ha) 378m2				

22. Industrial or Commercial Proce	sses and Machine	ery					
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:							
Is the proposal a waste management development? Yes No							
If the answer is Yes, please complete the foll	owing table:						
	ि including engir ≅ allowance for	acity of the void in cubic metres, neering surcharge and making no cover or restoration material (or d waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)				
Inert landfill							
Non-hazardous landfill							
Hazardous landfill							
Energy from waste incineration							
Other incineration							
Landfill gas generation plant							
Pyrolysis/gasification							
Metal recycling site							
Transfer stations							
Material recovery/recycling facilities (MRFs)							
Household civic amenity sites							
Open windrow composting							
In-vessel composting							
Anaerobic digestion Any combined mechanical, biological and/ or thermal treatment (MBT)							
Sewage treatment works							
Other treatment Recycling facilities construction, demolition and excavation vaste							
Storage of waste							
Other waste management		8					
Other developments		5					
Please provide the maximum annual operat	ional throughput of th	e following waste streams:					
Municipal							
Construction, demolition and e							
Commercial and industr	rial						
Hazardous	i-l- 6li6		hadaanaisad Varrana				
If this is a landfill application you will need to planning authority should make clear what	information it requires	on its website.	n be determined. Your waste				
23. Hazardous Substances							
Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable							
If Yes, please provide the amount of each su	bstance that is involve	ed:					
Acrylonitrile (tonnes)	Ethylene oxide (to	onnes)	Phosgene (tonnes)				
Ammonia (tonnes)	Hydrogen cyanide (to	onnes) Su	lphur dioxide (tonnes)				
Bromine (tonnes)	Liquid oxygen (to	onnes)	Flour (tonnes)				
Chlorine (tonnes)	auid petroleum gas (to	ennes) Refine	d white sugar (tonnes)				
Other:		Other:					
Amount (tonnes):		Amount (tonnes):	ECA8 2021				

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the

owner* of any part of the land or building is part of, an agricultural holding**	g to which the application relates, and that none of the land to	which the application relates is, or
NOTE: You should sign Certificate B, C application relates but the land is, or is	or D, as appropriate, if you are the sole owner of the land o s part of, an agricultural holding.	or building to which the
* "owner" is a person with a freehold intere ** "agricultural holding" has the meaning g	st or leasehold interest with at least 7 years left to run. given by reference to the definition of "agricultural tenant" in secti	ion 65(8) of the Act.
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY)
I certify/ The applicant certifies that I hat 21 days before the date of this application application relates. * "owner" is a person with a freehold intere	CERTIFICATE OF OWNERSHIP - CERTIFICATE B velopment Management Procedure) (England) Order 2015 ve/the applicant has given the requisite notice to everyone el- on, was the owner* and/or agricultural tenant** of any part of st or leasehold interest with at least 7 years left to run. iven in section 65(8) of the Town and Country Planning Act 1990	se (as listed below) who. on the da
Name of Owner / Agricultural Tenant	Address	Date Notice Served
PEPPERCORN PROPERTY INVESTMENTS LIMITED	17 Thornton Road, Potters Bar, EN6 1JJ	31/08/21
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY)

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Chris Ellerbeck	14/10/21
		22.0

24 Ownership Cortificator and Agr	icultural Land Declaration	(continued)	
Town and Country Planning (Develor I certify/ The applicant certifies that: Neither Certificate A or B can be issued that: All reasonable steps have been taken the land or building, or of a part of it, "owner" is a person with a freehold interest or "agricultural tenant" has the meaning given	CERTIFICATE OF OWNERSHIP - C pment Management Procedure) ed for this application in to find out the names and addres but I have/ the applicant has been leasehold interest with at least 7 yea	ERTIFICATE C (England) Order 2015 Certificate ses of the other owners* and/or ac unable to do so. rs left to run.	
The steps taken were:			
Name of Owner / Agricultural Tenant	Addre	ss	Date Notice Served
Notice of the opplication has been published (circulating in the area where the land is situa	l in the following newspaper ated):	On the following date (whice than 21 days before the date	
Signed Applicants	Orsigned Agents		Data (DD/MM/WW)
Signed - Applicant:	Or signed - Agent:		Date (DD/MM/YYYY):
	CERTIFICATE OF OWNERSHIP - CE		
Town and Country Planning (Develor certify/ The applicant certifies that: Certificate A cannot be issued for this All reasonable steps have been taken date of this application, was the own have/ the applicant has been unable "owner" is a person with a freehold interest or I are agricultural tenant" has the meaning given in the step in the	sapplication to find out the names and address er* and/or agricultural tenant** of to do so. leasehold interest with at least 7 year	es of everyone else who, on the da any part of the land to which this a s left to run.	ay 21 days before the
The steps taken were:			
Notice of the application has been published		On the following date (which	
(circulating in the area where the land is situa	iteuj:	than 21 days before the date	e or the application):
Signed - Applicant:	Or signed - Agent:		Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist	•
Please read the following checklist to make sure you have sent all the information required will result in your application being deemed invathe Local Planning Authority (LPA) has been submitted.	information in support of your proposal. Failure to submit all alid. It will not be considered valid until all information required by
The original and 3 copies* of a completed and dated application form:	The correct fee:
The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details):
The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application.	The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):
*National legislation specifies that the applicant must provide the orig total of four copies), unless the application is submitted electronically LPAs may also accept supporting documents in electronic format by p You can check your LPA's website for information or contact their plan	or, the LPA indicate that a smaller number of copies is required. oost (for example, on a CD, DVD or USB memory stick).
Plans can be bought from one of the Planning Portal's accredited sup	pliers: https://www.planningportal.co.uk/buyaplanningmap
26. Declaration I/we hereby apply for planning permission/consent as described in the information. I/we confirm that, to the best of my/our knowledge, any genuine opinions of the person(s) giving them. Signed - Applicant: Or signed - Agent:	facts stated are true and accurate and any opinions given are the Date (DD/MM/YYYY):
Chris Ellerbeck	14/10/21 (date cannot be pre-application)
27. Applicant Contact Details	28. Agent Contact Details
Telephone numbers	Telephone numbers
Country code: National number: Country code: Mobile number (optional): Country code: Fax number (optional): Email address (optional):	Country code: National number: Country code: Mobile number (optional): 07979510821 Country code: Fax number (optional): Email address (optional): chris@ela-design.co.uk
29. Site Visit	
Can the site be seen from a public road, public footpath, bridleway or	other public land? Yes No
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)	Applicant Other (if different from the agent/applicant's details)
If Other has been selected, please provide: Contact name:	Telephone number:
Email address:	