

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



**WELWYN
HATFIELD**

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="M A Hussain"/>	Surname:	<input type="text" value="-Hiam"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="15, Pix Brook Court"/>				
	<input type="text" value="Norton way North"/>				
	<input type="text" value="Letchworth Garden City"/>				
Town/City:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="SG6 1FG"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Richard"/>	Surname:	<input type="text" value="Morton"/>
Company name:	<input type="text" value="Richard Morton Architects"/>				
Street address:	<input type="text" value="70 Cowcross Street"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="London"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="EC1M 6EJ"/>				
Telephone number:	<input type="text" value="02031799030"/>				
Mobile number:	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text" value="richard@rm-architects.com"/>				

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Partial demolition of existing kitchen area, conversion of existing ground floor and extension at ground and first floor, together with change of use from Retail Class A3 (Restaurants and Cafes) to Class C3 (Private Flats).

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

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 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

9. Explanation for Proposed Demolition Work

Demolition is only proposed partially to kitchen area where extension is proposed on first floor. The aim is to keep the building mass of the proposed extension on the first floor as low and discreet as possible. The existing ground floor, floor to ceiling height is approximately 3 metres. The proposed floor to ceiling height below the proposed extension is 2.5 metres.
The localised demolition of the first floor deck in the area of the first floor extension will not affect access to flats 33a , 34a from the rear of the property, during the process of construction.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Steel railings painted black

Description of *proposed* materials and finishes:

Balustrade along roof deck edge overlooking patio and along internal change in level in terrace - structural glass with metal capping

Doors - description:

Description of *existing* materials and finishes:

Front door to restaurant - glazed

Rear service area doors - painted flush doors

Description of *proposed* materials and finishes:

Front door to flat - Stained timber to match 31, with glazed panel, as proposed elevation.

Rear doors- Glazed with metal frames

Roof - description:

Description of *existing* materials and finishes:

Rear deck over kitchen - asphalt

Description of *proposed* materials and finishes:

Proprietary single ply membrane with timber decking in accessible areas

Walls - description:

Description of *existing* materials and finishes:

Front elevation - exposed brickwork on first floor and above. Restaurant front - glazed with canvas awnings. Rear and side elevations - render on brickwork painted white.

Description of *proposed* materials and finishes:

Front elevation - Exposed brickwork to match existing.

Rear elevation - Insulated render on blockwork painted white to match existing

Windows - description:

Description of *existing* materials and finishes:

Metal and PVCu

Description of *proposed* materials and finishes:

Front elevation - Double glazed with metal frames to match 31, 32.

Rear elevation - Double glazed with black/dark grey metal frames as proposed elevations.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The idea is that the foul sewage disposal will connect with the existing drainage system. Precise details not available currently, but can be made available if required.

13. Assessment of Flood Risk

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 consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological 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 likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

Restaurant (User Class A3)

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

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 design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	2	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

18. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A3 - Restaurants and cafes	165.4	165.4	207.2	41.8
Total	165.4	165.4	207.2	41.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

23. Industrial or Commercial Processes and Machinery

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 for a waste management development?

Yes No

23. Industrial or Commercial Processes and Machinery

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

25. 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)

The agent The applicant Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Andrew Culverhouse"/>	<input type="text" value="30/10/2017"/>
Number: <input type="text" value="6"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Reeves Court"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Welwyn, Herts"/>	
Postcode: <input type="text" value="AL6 9 FU"/>	
Name: <input type="text" value="Mari Wickens"/>	<input type="text" value="30/10/2017"/>
Number: <input type="text" value="13"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Albourne Avenue"/>	
Locality: <input type="text" value="Early"/>	
Town: <input type="text" value="Reading"/>	
Postcode: <input type="text" value="RG6 7DB"/>	
Title: <input type="text" value="Mr"/> First name: <input type="text" value="Richard"/> Surname: <input type="text" value="Morton"/>	

26. Certificates (Certificate B)

Person role:

AGENT

Declaration date:

30/10/2017



Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

30/10/2017