Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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Application for Planning Permission. 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 N	lame, Address a	nd Contact Detai	ls		
Title: Mr	First Name:	А		Surname:	Collins
Company name:	Collins Property Ho	oldings			
Street address:	47 Burrowfields Ind	d Est			
			Telephone number	er:	
			Mobile number:		
Town/City:	Welwyn Garden C	ty	Fax number:		
Country:			Email address:		
Postcode:	Herts AL7 4SS				
Are you an agent	acting on behalf of the	ne applicant?	Yes	o	
2. Agent Name	e, Address and (Contact Details			
Tide: Ma	First Names	Manda		0	0
Title: Mr	First Name:	Mark		Surname:	Scott
Company name:	Wastell & Porter A	rchitects Ltd			
Street address:	Bancroft House				
	34 Bancroft		Telephone number	er: 0146	2422440
			Mobile number:		
Town/City:	Hitchin		Fax number:		
Country:			Email address:		
Postcode:	sg5 1la		contact@wastell	porter.co.uk	
3. Description	of the Proposal				
Diago doscribo t	he proposed develor	oment including any cl	hange of use:		
) to include the creation of 4 dw	vellings.	
Has the building,	work or change of us	se already started?	☐ Yes ● No		

4. Site Addres	s Details	
Full postal addre	ss of the site (including full postcode where available) Description:	
House:	12 Suffix:	
House name:	First Floor	
Street address:	Harpsfield Broadway	
Town/City:	HATFIELD	
Postcode:	AL10 9TF	
	cation or a grid reference ted if postcode is not known):	
Easting:	521631	
Northing:	208707	
5. Pre-applica	tion Advice	
Has assistance of	r prior advice been sought from the local authority about this application?	s Q No
If Yes, please co	mplete the following information about the advice you were given (this will help the authority to deal	with this application more efficiently):
Officer name:	_	
Title: Mr	First name: Surname: Adeneg	an
Reference:	6/2017/0746/PN11	
Date (DD/MM/Y)	(YYY): 23/05/2017 (Must be pre-application submission)	
	-application advice received:	
Requires noise	mpact report from adjacent commercial premises.	
6. Pedestrian	and Vehicle Access, Roads and Rights of Way	
Is a new or altere	d vehicle access proposed to or from the public highway?	
Is a new or altere	d pedestrian access proposed to or from the public highway?	
Are there any ne	w public roads to be provided within the site?	
Are there any ne	w public rights of way to be provided within or adjacent to the site?	
Do the proposals	require any diversions/extinguishments and/or creation of rights of way?	○ Yes No
7. Waste Stor	age and Collection	
Do the plans inco	process areas to store and aid the collection of weste?	No. ○ No.
	orporate areas to store and aid the collection of waste?	Yes \(\sigma\) No
If Yes, please pro		
	nts been made for the separate storage and collection of recyclable waste?	Yes No
If Yes, please pro		
existing bin stora		

3. 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 o	of these statements appl	y to you?	O Yes	No	
). Materials						
, materiale						
No Material details were submitted for this a	application					
I0. Vehicle Parking						
No Vehicle Parking details were submitted	for this application					
vo verilele i arking details were submitted	тог ина аррисанот					
11. Foul Sewage						
Please state how foul sewage is to be disp	occod of:					
Mains sewer	Package treatment plant		Unknown			
Septic tank	Cess pit		Other			
Are you proposing to connect to the existin	g drainage system?	O Yes O N	lo Unknown			
		2 .00 2 .				
12. Assessment of Flood Risk						
Is the site within an area at risk of flooding	? (Refer to the Environmer	nt Agency's Flood Map s	howing			
flood zones 2 and 3 and consult Environme requirements for information as necessary.		e and your local planninç	gauthority	Yes	No	
If Yes, you will need to submit an appropria	ate flood risk assessment t	to consider the risk to the	e proposed site.			
ls your proposal within 20 metres of a water	ercourse (e.g. river, stream	or beck)?		Yes	No	
Will the proposal increase the flood risk els	ewhere?			Yes	No	
How will surface water be disposed of?						
Sustainable drainage system	Main sewer		Pond/lake			
Soakaway	Existing water	course				
13. Biodiversity and Geological C	onservation					
To assist in answering the following question important biodiversity or geological conservations.						
Having referred to the guidance notes, is the application site, OR on land adjacent to or		od of the following being	affected adversely or c	conserved and e	nhanced within	the
a) Protected and priority species						
Yes, on the development site	Yes	, on land adjacent to or r	near the proposed dev	elopment	No	
h) Decimated sites important behited	sthor biodicaraite for the					
 b) Designated sites, important habitats or c Yes, on the development site 	-	, on land adjacent to or r	near the proposed devi	elopment	No	
	2 103	, ασμοστικίο στ	ргоровой йогч			

Yes, on the development site. Yes, on the development site. I.4. Existing Use Please describe the current use of vacant office. Is the site currently vacant? If Yes, please describe the last use n/a When did this use end (if known). Does the proposal involve any of lif yes, you will need to submit an Land which is known to be contart. Land where contamination is suspended to the parameter of the proposed use that would be parameter or hedges. Are there trees or hedges on the And/or: Are there trees or hedges development or might be importantly as to either or both of the above required, this and the accompany what the survey should contain, in the contain of the proposal involve the need to be proposal involve the need to be your proposal include the group of the propo	f the site: te of the site: (DD/MM/ the follow appropriated? Dected for ticularly was part as part we, you ming plan site.	site: /YYYY)? wing? ate contains or all or provulnerable didevelor adjacent of the linay needshould be	pment site? It to the proposocal landscaped to provide a per submitted a	essment v	contaminates	nt site that could influ	ence the		YesYesYesYesYes	0 0	No No No No	No
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equired, this and the accompany what the survey should contain, in 6. Trade Effluent Does the proposal involve the new 7. Residential Units	ing plan s	should b	e submitted a	longside		, at the discretion of	your local nla	nning au				
Oces the proposal involve the need of the following the need of the following the foll		ZIIOO WILI	ii uie cuilelit l			pplication. Your local	planning au	hority sh	ould ma	ke cle	ar or	its web
Ooes the proposal involve the need of the second of the se												
7. Residential Units												
7. Residential Units												
	d to disp	oose of t	rade effluents	or waste	e?				Yes	•	No	
Does your proposal include the g												
oes your proposal include the g												
	ain or los	s of resi	dential units?						Yes		No	
Market Housing - Proposed						Market Housing - E	kisting					
	Num	ber of be	drooms					Nu	mber of b	edroor	าร	
1	2	3	4+ Unkno	wn			1	2	3	4	+ l	Unknown
Bedsits/Studios	\sqcup					Bedsits/Studios			1	<u> </u>		
Cluster Flats				_		Cluster Flats						
Flats/Maisonettes 4	0	0	0 0			Flats/Maisonettes				_		
Houses						Houses						
Live-Work Units						Live-Work Units						
Sheltered Housing						Sheltered Housing						
Unknown	1											

						Social Rented Housing	- Existing				
	ļ		ber of be							edrooms	
	1	2	3	4+ l	Jnknown		1	2	3	4+	Unkno
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Unknown						Unknown					
Proposed Social Housing Tota	al					Existing Social Housing	Γotal				
ntermediate Housing - Pro	posed					Intermediate Housing -	Existing				
		Num	ber of be	drooms				Num	ber of be	edrooms	_
	1	2	3	4+ l	Jnknown		1	2	3	4+	Unkno
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses			Ì		
ive-Work Units						Live-Work Units					
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Unknown						Unknown					
Proposed Intermediate Housir Key Worker Housing - Propo						Existing Intermediate Ho					
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Live-Work Units Sheltered Housing Unknown Proposed Key Worker Housing Overall Residential Unit otal proposed residential otal existing residential unit B. All Types of Deve	Totals I units Inits Ilopme e the los Class/typ	nt: No	or chanç		of non-residenti Existing interr floorsp	al floorspace? gross lal ace lacenetres) Unknown Existing Key Worker House and Floorspace to be lost by change of use or demolition (square metres)	Tota intern propos chan	l gross r al floors sed (incl	new pace uding use)	Ne gro floors de	t additio

17. Residential Units

18. All Types of Developmen	nt: Non-residential	Floorspace		
Use Class/type:	s of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
19. Employment No Employment details were submitt	tod for this application			
The Employment details were submitted	ted for this application			
20. Hours of Opening				
No Hours of Opening details were su	ubmitted for this applica	tion		
21. Site Area				
What is the site area?	312.00	sq.metres		
22. Industrial or Commercial	Processes and M	achinory		
Please describe the activities and properties include the type of machiner n/a Is the proposal for a waste manager of this is a landfill application you will make clear what information it requires	y which may be installe ment development? I need to provide further	d on site:	No	
23. Hazardous Substances				
Is any hazardous waste involved in	the proposal?	○ Yes ● I	No	
A. Toxic substances			Amoun	t held on site
				Tonne(s)
B. Highly reactive/explosive subs	stances		Amoun	t held on site
				Tonne(s)
C. Flammable substances (unless	s specifically named i	n parts A and B)	Amount	t held on site Tonne(s)
24. Site Visit				
Can the site be seen from a public real of the planning authority needs to ma The agent The application	ake an appointment to c	carry out a site visit, whom should the	● Yes ○ No ney contact? (Please select o	nly one)
25. Certificates (Certificate A	A)			
		Contificate of Ownership Contificate		

		Town and Cou	untry Planning (Deve	lopment Management Procedure) (England) Orde	r 2015 Certifica	te under A	rticle 14
freehold	d interest or le	asehold interest w	ith at least 7 years left	the date of this application nobody exto run) of any part of the land to whic dding" has the meaning given by refer	h the application	n relates, and the	at none of tl	ne land to which the application
Title:	Mr	First name:	Mark		Surname:	Scott		
Persor	າ role:	AGEN	NT .	Declaration date:	05/1	0/2017		✓ Declaration made
26. De	eclaration							
	ereby apply f			described in this form and the acc to the best of my/our knowledge,	. ,		Date	05/10/2017