

Development Management

Welwyn Hatfield Borough Council

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**WELWYN
HATFIELD**

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="13"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Fore Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hertfordshire"/>
Town/city	<input type="text" value="Hatfield"/>
Postcode	<input type="text" value="AL9 5AN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="523418"/>	<input type="text" value="208560"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Jewiss

Company Name

chris jewiss illustration

Address

Address line 1

13 Warner road

Address line 2

Address line 3

Town/City

Bromley

County

Country

Postcode

BR13RR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The replacement of 7 sliding sashes to existing frames and the full replacement of 2 sash windows. The replacement of 4 windows casement leaves only to existing frames and the full replacement of 6 casement windows. The full replacement of 2 doors. The sash windows are a combination of spiral balance hung, and cord hung. Where practical these will be changed back to cord hung. New sashes will be fitted with exactly the same glazing pattern as existing. The frames will remain where practical and can be repaired within reason, but will have new internal beading. Where box frames are rotten and beyond repair these will be fully replaced. The casement frames where rotten will need to be fully replaced as they cannot be practically repaired unlike box sash frames. The new casements windows will also have the same glazing pattern to match existing. They are currently a combination of different types of casement window including stormproof and UPVC casements. New to be traditional timber flush fitting, more in keeping to the house. The current sashes and casements are a combination of single glazed and double glazed. The new will be double glazed with a Heritage slimline unit. Glazing bars are currently differing widths between 16mm to 40mm wide. New to be 24mm wide. All the windows will be manufactured from timber - accoya and painted white to match the existing. No changes or work to internal/external reveals other than new liners where required. No structural changes to the house or any demolition works.

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Timber sashes and casement windows. Unknown wood, likely softwood as the sash windows frames and casements have varying degrees of rot. Plus 1 x UPVC casement window. painted white. Glass is clear.

Proposed materials and finishes:

Timber sashes and casement windows. Made from Accoya, treated softwood pine. These will be painted white with blue external surrounds where existing. Glass will be clear, no kite marks.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

13 FORE STREET_EXISTING SECOND FLOOR PLAN
13 FORE STREET_EXISTING FIRST FLOOR PLAN
13 FORE STREET_EXISTING GROUND FLOOR PLAN
13 FORE STREET_EXISTING BASEMENT FLOOR PLAN
13 FORE STREET_EXISTING FRONT ELEVATION
13 FORE STREET_EXISTING SIDE ELEVATION
13 FORE STREET_EXISTING REAR ELEVATION
13 FORE STREET_EXISTING WINDOW AND DOOR DETAILS
13 FORE STREET_PROPOSED SECOND FLOOR PLAN
13 FORE STREET_PROPOSED FIRST FLOOR PLAN
13 FORE STREET_PROPOSED GROUND FLOOR PLAN
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13 FORE STREET_PROPOSED SIDE ELEVATION
13 FORE STREET_PROPOSED REAR ELEVATION
13 FORE STREET_PROPOSED WINDOW AND DOOR DETAILS
13 FORE STREET_SITE PLAN
13 FORE STREET_LOCATION PLAN
13 FORE STREET_PHOTOGRAPHS

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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?

- The agent
 The applicant
 Other person

Pre-application Advice

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

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Chris

Surname

Jewiss

Declaration Date

04/06/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Jewiss

Date

04/06/2024