

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text" value="AL9 5NB"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Paul"/>
Surname	<input type="text" value="Atton"/>
Company name	<input type="text" value="Carter Jonas LLP"/>
Address line 1	<input type="text" value="One Station Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cambridge"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CB1 2GA"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="0.49"/>
Unit	<input type="text" value="Hectares"/>

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

Regeneration of Salisbury Square; demolition of existing shopping parade with 7 maisonettes above including retaining wall structures; alteration to existing and construction of new parking areas; layout of public spaces; erection of new building containing 3 flats, 11 offices and 1 retail unit (Use Class E -

5. Description of the Proposal

Commercial, Business and Service); Erection of terrace of 5 houses with parking and footways; Foul and surface water drainage and all ancillary works.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

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

The buildings and structures to be demolished detract from the character and appearance of the Old Hatfield conservation area and are of no architectural or historic interest. Please see supporting Planning, Design and Access Statement and Heritage Statement.

7. Existing Use

Please describe the current use of the site

Public open space; car parking; unit shops with maisonettes above.

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

8. Materials

Does the proposed development require any materials to be used externally?

Yes No

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

Walls	
Description of existing materials and finishes (optional):	Red/Orange facing brickwork
Description of proposed materials and finishes:	Red/Orange facing brickwork; painted render; bronze coloured metal cladding to link
Roof	
Description of existing materials and finishes (optional):	Brown concrete tiles
Description of proposed materials and finishes:	Natural slate and plain clay tiles (red/brown)
Windows	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	Painted timber sash windows
Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Painted timber doors

8. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac road and concrete paving slabs in pedestrianised areas
Description of proposed materials and finishes:	Tarmac to parking spaces; resin bonded gravel to access roads; Marshalls 'conservation' granite kerbs, setts and paving in pedestrianised areas; resin bonded gravel and hoggin around trees

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	DW Windsor lighting columns

Other Other Bollards	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	D W Windsor

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Black painted wrought iron railings to part southern elevation of commercial units

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

Please refer to submitted Drawing Schedule and PDAS

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

Is a new or altered vehicular 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted Drawing Schedule

10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

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

10. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	65	65	0
Cycle spaces	0	36	36

11. 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'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a 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

Existing water course

Soakaway

Main sewer

Pond/lake

13. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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:

13. Biodiversity and Geological Conservation

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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

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. Please state the plan(s)/drawing(s) references.

Please see submitted Surface and Foul Water Drainage Strategy Report by WSP UK Ltd

15. Waste Storage and Collection

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

- Yes No

If Yes, please provide details:

Please see submitted drawings

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

- Yes No

If Yes, please provide details:

Please see submitted drawings

16. Trade Effluent

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

- Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Trade waste to be collected by private contractor

17. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

- Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

17. Residential/Dwelling Units

Market Housing - Proposed

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	5	0	0	5
Flats/Maisonettes	0	3	0	0	0	3
Total	0	3	5	0	0	8

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	0	7	0	0	7
Total	0	0	7	0	0	7

Total proposed residential units

8

Total existing residential units

7

Total net gain or loss of residential units

1

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
Other Other Use Class E - Commercial, Business and Service	0	0	1312.3	1312.3
Total	0	0	1312.3	1312.3

Loss or gain of rooms

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

19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

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:

Commercial, Business and Service Use Class E; air conditioning to offices; possibly chiller units to retail (tbc)

Is the proposal for a waste management development?

Yes No

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 it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. 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

24. Pre-application Advice

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

Yes No

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):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

25. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff**

25. Authority Employee/Member

- (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.

Yes No

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?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Studying Land Registry and other known ownership details provided by Gascoyne Estates

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	The Campus
Address line 2	
Town/city	Welwyn Garden City
Postcode	AL8 6AE
Date notice served (DD/MM/YYYY)	25/11/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	County Hall
Address line 1	Pegs Lane
Address line 2	
Town/city	Hertford
Postcode	SG13 8DN
Date notice served (DD/MM/YYYY)	25/11/2021

26. Ownership Certificates and Agricultural Land Declaration

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Welwyn Hatfield Times

On the following date (which must not be earlier than 21 days before the date of the application)
(DD/MM/YYYY)

01/12/2021

Person role

- The applicant
 The agent

Title

Mr

First name

Paul

Surname

Atton

Declaration date
(DD/MM/YYYY)

25/11/2021

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 (cannot be pre-application)

25/11/2021