

Ms C. Norris,
Alder King Planning Consultants,
Pembroke House,
15 Pembroke Road,
Clifton,
Bristol,
BS8 3BA

Colin Haigh
Head of Planning

Reply To: address as below
Our Ref: 6/2018/1516/COND
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29 August 2018

**Town and Country Planning Act 1990.
The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Dear Ms Norris,

RE: 6/2018/1516/COND – Submission of details pursuant to condition 1 (material samples), 4 (listed building details), 5 (roof survey) and 6 (listed fabric protection details) on planning permission 6/2017/2746/LB at Ramada Hatfield St Albans Road West Hatfield AL10 9RH.

Thank you for your recent application in connection with the discharge of the above planning conditions.

Condition 1 (Samples of Materials)

This condition is as follows:

“No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”

You have supplied the following samples:

Bricks: E H Smith, Chartridge A47 HIM

Welwyn Hatfield Borough Council's Heritage Advisor was consulted on the details. I confirm that the brick details submitted are acceptable pursuant to Condition 1. The development shall be carried out in accordance with the approved details.

You will need to apply for approval of samples and/or details for any replaced coping stones. The windows are subject to condition 4 (e) and samples will be required. The roofing material is subject to condition 5 (see below).

Condition 4 (Listed Building Details)

This condition is as follows:

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts. AL8 6AE.
DX 30075, Welwyn Garden City 1
Tel: 01707 357000 www.welhat.gov.uk

“Notwithstanding the details shown on the approved drawings, no works to the Listed Building (excluding the approved demolition works) shall take place until the following listed building details have been submitted to and agreed in writing by the Local Planning Authority:

- (a) reinstatement of roof lantern (elevations at scale 1:20 and sections at 1:50);
- (b) retention of nibs to walls in the rear part of the listed building which were previously the chauffeur and garage quarters (floor plans at scale 1:50);
- (c) roof eaves and abutments with new hotel extension link building (details at scale 1:5);
- (d) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:5);
- (e) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:5);
- (f) details of the proposed internal folding or sliding partitions and walls (elevations at scale 1:20 and sections at 1:5);
- (g) new-build external walls (part elevations at scale 1:20 and sections at 1:5);
- (h) reinstated roof-lights to kitchen (details at scale 1:5);
- (i) new ceilings, counters and bars (sections at scale 1:20);
- (j) sound insulation and mechanical vents for hotel function rooms and bedrooms;
- (k) extractors for kitchen odours

The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.”

You have supplied the following information:

- (b) Drawings Nos COMET-STL-XX-ZZ-DR-A-ZZZZ-46000-C75 and COMET-STL-XX-ZZ-DR-A-ZZZ-46001-C67
- (c) Drawing No COMET-STL-XX-OO-DR-A-ZZZZ-42013-C73
- (g) Drawing No COMET-STL-XX-ZZ-DR-A-ZZZZ-63003-C103

Welwyn Hatfield Borough Council’s Heritage Advisor was consulted on the details. I confirm that the details submitted are sufficient and acceptable for subsections b), (c), (g) of condition 4. The development shall be carried out in accordance with these approved details. Please note this does not include approval of the mortar sample, which is subject to condition 8.

Subsection (f) will not require details to be submitted as a result of the ground and first floor layouts.

You will need to reapply for approval of samples and/or details for subsections (a), (d), (e) and (h) through to (k).

Condition 5 (Roof Survey)

This condition is as follows:

“No development to the Listed Building shall take place (except the approved demolition works) until a survey has been undertaken of the roof and a statement on the scope of works to and the protection of the roof and roof windows has been submitted to and approved by the LPA.”

You have supplied the following information:

- Roof Survey Report and Recommendations, Langley Roofing Systems, Ref No 17874, dated 28.11.2017
- Statement of Works to Roof, Stride Treglown, Ref No 15088, dated 25.5.2018

Welwyn Hatfield Borough Council's Heritage Advisor was consulted on the details. I confirm that the details submitted are sufficient and acceptable pursuant to condition 5. The development shall be carried out in accordance with the approved details.

With regard to the roof windows to the kitchen, details of these shall be required under condition 4(h) (see above).

Condition 6 (Listed Fabric Protection Details)

This condition is as follows:

"No demolition works to the listed fabric shall take place until details have been submitted to and agreed in writing by the Local Planning Authority of the means of protecting the fabric and securing the building while the small eastern side extension and reception are being removed. The development shall be carried out in accordance with the approved details."

You have supplied the following information:

Statement of Demolition, Propping and Protection Detail, ISG, received 6.6,2018.

Welwyn Hatfield Borough Council's Heritage Advisor was consulted on the details. I confirm that the details submitted are sufficient and acceptable pursuant to condition 6. The development shall be carried out in accordance with the approved details.

Summary

The details submitted for conditions 5 (Roof Survey) and 6 (Listed Fabric Protection Details) are sufficient and acceptable. These details are approved subject to the development being carried out in accordance with these details.

The details submitted for conditions 1 (Samples of Materials) and 4(Listed Building Details) are part approved.

For condition 1, you will need to apply for approval of samples and/or details for coping stones (if any are replaced) and samples of windows.

For condition 4, you will need to reapply for approval of details for subsections (a), (d), (e) and (h) through to (k).

Your attention is drawn to conditions 7 (Internal Finishes) and 8 (Mortar Samples), which will also require details to be submitted. Please note that condition 8 requires details to be submitted and approved prior to development commencing.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

June Pagdin
Senior Development Management Officer