

**Colin Haigh
Head of Planning**

Reply To: address as below

Mr R Lewis
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Date: 06 April 2020

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Lewis,

Application Reference: 6/2019/3216/COND

Proposed development at: 12 Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

Proposal: Submission of details pursuant to condition 1 (sample of materials) 2 (crown roof details) 3 (scheme of accessible housing) 4 (balcony flank screens) 5 (hard and soft landscaping works) 7 (cycle store) 8 (bin store) and 9 (shared surface access) on planning permission 6/2018/3125/FULL

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 1

Condition 1 states:

'No development above ground level in any phase of the 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

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using the approved materials and subsequently, the approved materials shall not be changed'.

Details of the external materials are shown on the submitted Rev A Materials Schedule. Also, drawing number: jw820-132 Rev A, shows the proportion of brick to render facing on the building. These details are acceptable and approved.

Please note that in order to fully comply with the requirements of this condition, the development shall be implemented using these approved materials and subsequently, the approved materials shall not be changed.

Condition 2

Condition 2 states:

'No development above ground shall take place until details of the proposed crown roof have been submitted to and approved in writing by the Local Planning Authority. The details, including; a roof plan, elevations and sections, in either 1:50 or 1:100 scale, must clearly show that the flat roof is stepped down and concealed behind the surrounding pitched roof. The pitched roof must use ridge tiles. Subsequently the development must not be carried out other than in accordance with the approved details'.

Submitted drawing numbers: JW820-150 and jw820-132 Rev H, together include acceptable crown roof details.

Please note that in order to fully comply with the requirements of this condition, the development must not be carried out other than in accordance with these approved details.

Condition 3

Condition 3 states:

'No development above ground level shall take place until a scheme setting out the arrangements for the delivery of accessible housing will be supplied to the council in accordance with the following requirements:

a) A schedule of units, together with appropriate plans and drawings, must be submitted to and be approved by the local planning authority setting out details of the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010. At least 20% of all new dwellings must meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings';

b) All units specified as M4(2) in the agreed schedule and plans must be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard;

c) The person carrying out the building work must inform the Building Control body which requirements apply;

d) Written verification of the completion of all dwellings in accord with part (a) above will be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].

Part (a) is sought to be discharged under this application. Drawing number: JW820-C3-144 Rev A satisfies the requirements of this part.

Please note that in order to fully comply with the requirements of this condition, parts (b), (c) and (d) must also be satisfied.

Condition 4

Condition 4 states:

'No development above ground level shall take place until details, including type and appearance, of the proposed flank screens of the balcony associated with Flat 5 has been submitted to and approved in writing by the Local Planning Authority.

The approved details must be in place prior to occupation of Flat 5 and retained permanently thereafter'.

Submitted drawing number: JW820-C4-142, shows acceptable flanks screens for the balcony associated with Flat 5.

Please note that in order to fully comply with the requirements of this condition, these approved details must be in place prior to occupation of Flat 5 and retained permanently thereafter'.

Condition 5

Condition 5 states:

'No development above ground level shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved details.

The landscaping details to be submitted must include:

- a) Means of enclosure and boundary treatments (including locations, height, scale and appearance);*
- b) Hard surfacing, other hard landscape features and materials;*

- c) Existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;*
- d) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing’.*

Submitted drawing number: jw820C59143 Rev B, includes acceptable soft and hard landscaping details and the submitted Method Statement satisfies part (c).

In accordance with condition 6, please note that all agreed landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

Condition 7

Condition 7 states:

‘No development above ground level shall commence until details of the proposed cycle store have been submitted to and approved in writing by the Local Planning Authority. Details must include:

- a) Elevations (front, sides and rear) to a metric scale illustrating the size, form and openings. The type, colour and manufacture of the external materials must also be annotated;*
- b) Floor plan to a metric scale showing footprint and openings;*
- c) Roof plan to a metric scale including annotation of type, colour and manufacture of the roof covering.*

The cycle store must be constructed in accordance with the approved details, made available for use and retained in that form permanently thereafter’.

Submitted drawing number: JW820-C7-141, shows acceptable details.

Please note that in order to fully comply with the requirements of this condition, the cycle store must be constructed in accordance with these approved details, made available for use and retained in that form permanently thereafter.

Condition 8

Condition 8 states:

'No development above ground level shall commence until details of the proposed bin store have been submitted to and approved in writing by the Local Planning Authority. Details must include:

a) Elevations (front, sides and rear) to a metric scale illustrating the size, form and openings of the bin store. The type, colour and manufacture of the external materials must also be annotated;

b) Floor plan to a metric scale showing footprint and openings of bin store, including arrangement and type of bins within the store;

c) Roof plan to a metric scale including annotation of type, colour and manufacture of the roof covering;

d) A revised site plan to drawing number: jw820-130 Rev G, showing a tarmac path at a minimum width of 2 metres between the bin store doors and tarmac shared surface.

The bin store must be constructed in accordance with the approved details, made available for use and retained in that form permanently thereafter'.

Submitted drawing number: JW820-C8-140 shows acceptable details.

Please note that in order to fully comply with the requirements of this condition, the bin store must be constructed in accordance with the approved details, made available for use and retained in that form permanently thereafter.

Condition 9

Condition 9 states:

'No development above ground level shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the shared surface access (at the point of entry from the highway) on drawing number: jw820-130 Rev G revised to a width of 5 metres.

The approved details must be carried out prior to occupation of any part of the Development'.

Submitted drawing number: jw820C59143 Rev B, shows the shared surface access to the acceptable width of 5 metres.

Please note that in order to fully comply with the requirements of this condition, the approved details must be carried out prior to occupation of any part of the development.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me on the above number and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in cursive script, appearing to be the name 'David Elmore'.

David Elmore
Senior Development Management Officer