

Christopher Dale
Head of Planning

Reply To: address as below
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Date: 21 October 2021

Mr Nigel Bennett
Magenta Planning Ltd
6 Rowben Close
Totteridge
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

Dear Mr Bennett,

Application Reference: 6/2021/2668/COND

Proposed development at: Land adjacent to 45 Kentish Lane, Brookmans Park, Hatfield, AL9 6NG

Proposal: Submission of details pursuant to conditions 3 (sample of materials), 4 (details of the proposed crown roof), and 5 (details of hard surfacing) on planning application 6/2020/2155/FULL

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

Condition 3

Condition 3 states:

“No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling 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”.

The submitted elevation materials (drawing no: CD/502) 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 4

Condition 4 states:

“No development above ground level 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 be carried out in accordance with the approved details”.

Submitted drawing no: CD/501 includes the crown roof detail. Ridge tiles are stipulated in the above condition in the interest of high quality design, however leadwork cap flashing is proposed. It is considered that the use of leadwork cap flashing for the crown roof would not represent high quality design. As a consequence, there would be conflict with Policies D1 and D2 of the Welwyn Hatfield District Plan and the National Planning Policy Framework. The submitted details are therefore refused.

Condition 5

Condition 5 states:

“No development above ground level shall take place until details of hard surfacing on a 1:250 scaled plan of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include the type, location and extent of hard surfacing. The development shall not be carried out other than in accordance with the approved details”.

Submitted drawing no: CD/503 includes the hard landscaping details. The size and extent of the proposed front driveway is not acceptable. This is by reason of likely harmful impact on adjacent trees. There is also no confirmation that the hard surface for the front driveway will be permeable.

The Tree Protection Plan approved and secured under the planning permission (drawing no: 4024.Brookmans.TD.TPP) includes a Cellular Confinement System (CCS) over which the new driveway would be laid, as well as a line of tree protective fencing. This approved plan also annotates that the driveway would have a permeable surface.

The proposed driveway would extend beyond the confines of the CCS area and encroach over the line of tree protective fencing.

It is recommended that for a subsequent submission, the proposed hard surface for the driveway is within the confines of this CCS area on the approved Tree Protection Plan (save for the section of hard surface nearest to the front entrance of the

dwelling as this is outside the root protection area of any trees). The hard surface for the driveway should also be permeable.

In conclusion, sufficient information has been submitted to discharge condition 3 but. However, for the reasons explained, conditions 4 and 5 cannot be discharged.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at d.elmore@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink, appearing to be the name 'D' or 'David', written in a cursive style.

David Elmore
Principal Major Development Management Officer