

To: Mr J Appleton
Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Clifton
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BS8 3BA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Planning (Listed Buildings and Conservation
Areas) Act 1990
Planning (Listed Buildings and Conservation
Areas) Regulations 1990
Approval of Listed Building Consent**

To: Mr J Appleton

Application No: 6/2017/2746/LB

Date of Approval: 15 February 2018

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 5 years from the date hereof to: -

Development: Extension and refurbishment of the Grade II listed building (Use Class C1) following demolition of existing rear and side extensions. Erection of student accommodation (Sui Generis) with landscaping and associated works.

At Location: Comet Hotel St Albans Road West Hatfield AL10 9RH

Applicant: Comet Hatfield Construction Ltd

Application Date: 24 November 2017

In accordance with the conditions listed below: -

1. No development to the Listed Building (except the approved demolition works) shall take place until samples of the materials, including a sample brick panel, sample glazing panels, partial window frame, roof materials and coping tiles, to be used in the construction of the external surfaces of the building hereby permitted, 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.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. No development to the Listed Building shall take place other than in accordance with the approved Demolition and Construction Method Statement, which for the avoidance of doubt comprises:
Enabling Works Overview R3,
15088 Comet Schedule of Repairs and
SEQ10A plan of Works – separation cut (ISG 3.11.2017).

Where the existing fabric is disturbed in order to effect the approved removals and Schedule of Works, it shall be reinstated like for like or to the written approval of the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2012 and standard conservation good practice.

3. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match, like for like, those historic materials and finishing details used in the existing building or structure.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2012 and standard conservation good practice.

4. 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.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

5. 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.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

6. 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.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

7. Prior to installation of any internal floor finishes, wall coverings and lighting the following details shall be submitted to and agreed in writing by the Local Planning Authority:
 - (a) samples and
 - (b) brochure illustration and
 - (c) statement for fixing.

The development shall be implemented in accordance with the approved details.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

8. No development to the Listed Building (except the approved demolition works) shall take place until representative samples of the existing mortars of the original listed building have been analysed. The mortars to be analysed shall be agreed with the Local Planning Authority prior to analysis. The subsequent mortar shall be based on the agreed representative sample and shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

DRAWING NUMBERS

9. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
02010		Proposed Elevations context Sheet 1	24 November 2017
01010		Proposed Site Roof Plan	24 November 2017
02011		Proposed Student Accommodation Contextual Elevation Sheet 2	24 November 2017
02014		Proposed Bay Elevations Comet Extension	24 November 2017
D1001	P45	Demolition Listed Building Floor Plans	1 February 2018
09001		Proposed Site Plan	24 November 2017
02007		Proposed Elevations Comet Extension	24 November 2017
03001		Proposed Comet And Extension Section	24 November 2017
01000		Proposed Student Residential Ground Floor Plan	24 November 2017
0200	B	Location Plan	24 November 2017
DR-A-ZZZZ-01100	P45	Proposed Ground and First Floor Comet and Extension	30 January 2018
DR-A-ZZZZ-01101	P45	Proposed Second and Basement Comet and Extension	30 January 2018
DR-A-XXXX-02006	P45	Comet Hotel LB - Proposed Elevations	30 January 2018
		180119 Revised Schedule of Works	30 January 2018

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informative(s)

1. Any additional plant or machinery (e.g. extractor flues) may need Listed Building Consent. You are advised to contact the Local Planning Authority for advice on this matter.
2. You are advised that the internal finishes, new partitions, doors, bars and counters are to be informed by the photographs of the original building when first completed.
3. This decision notice should be read in conjunction with planning permission reference number 6/2016/1739/MAJ.



Colin Haigh
Head of Planning

Planning (Listed Buildings and Conservation Areas) Act 1990

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision on an application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up;
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

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Hertsmead Civic Offices
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HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

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WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders, and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings, to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions, or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address buildingcontrol@hartfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hartfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, certifying that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.