

To: Mr M Dhanjal  
M DHANJAL AND ASSOCIATES LTD  
9 Wellwood Road  
Goodmayes  
Ilford  
Essex  
IG3 8TR

### **Important – Planning permission and notices of consent**

#### **Compliance with conditions**

Your planning approval is attached. It may contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions. 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.

**Notice of Decision  
Town and Country Planning Act 1990  
Town and Country Planning (Development  
Management Procedure) (England) Order 2015  
Approval of Permission**

To: Mr M Dhanjal

**Application No:** 6/2018/1367/LAWP

**Date of Approval:** 19 July 2018

**WELWYN HATFIELD BOROUGH COUNCIL, hereby certify that on the application date, the operations/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.**

**First Schedule:** Certificate of lawfulness for a hip to gable loft conversion with rear dormer window and two rooflights

**Second Schedule:** 397 St Albans Road West Hatfield AL10 9RU

**Applicant:** Mr & Mrs B Adoojan-Poor

**Application Date:** 23 May 2018

1. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

REASON: To ensure compliance with paragraph B.2(a) of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015, as amended

**DRAWING NUMBERS**

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

| <b>Plan Number</b> | <b>Revision Number</b> | <b>Details</b>                 | <b>Received Date</b> |
|--------------------|------------------------|--------------------------------|----------------------|
| MDHA/0418<br>/01/A | A                      | Existing and Proposed<br>Plans | 3 June 2018          |

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

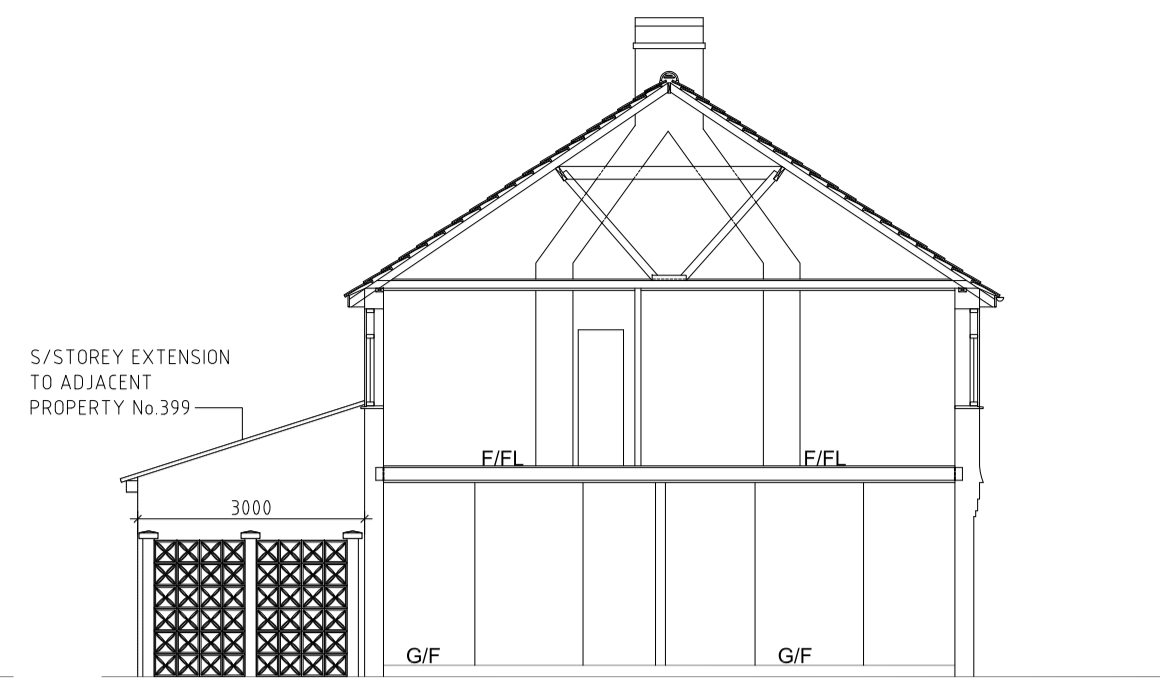


A handwritten signature in black ink, appearing to read "C. Haigh".

Colin Haigh  
**Head of Planning**



**SECTION THROUGH B-B - EXISTING**



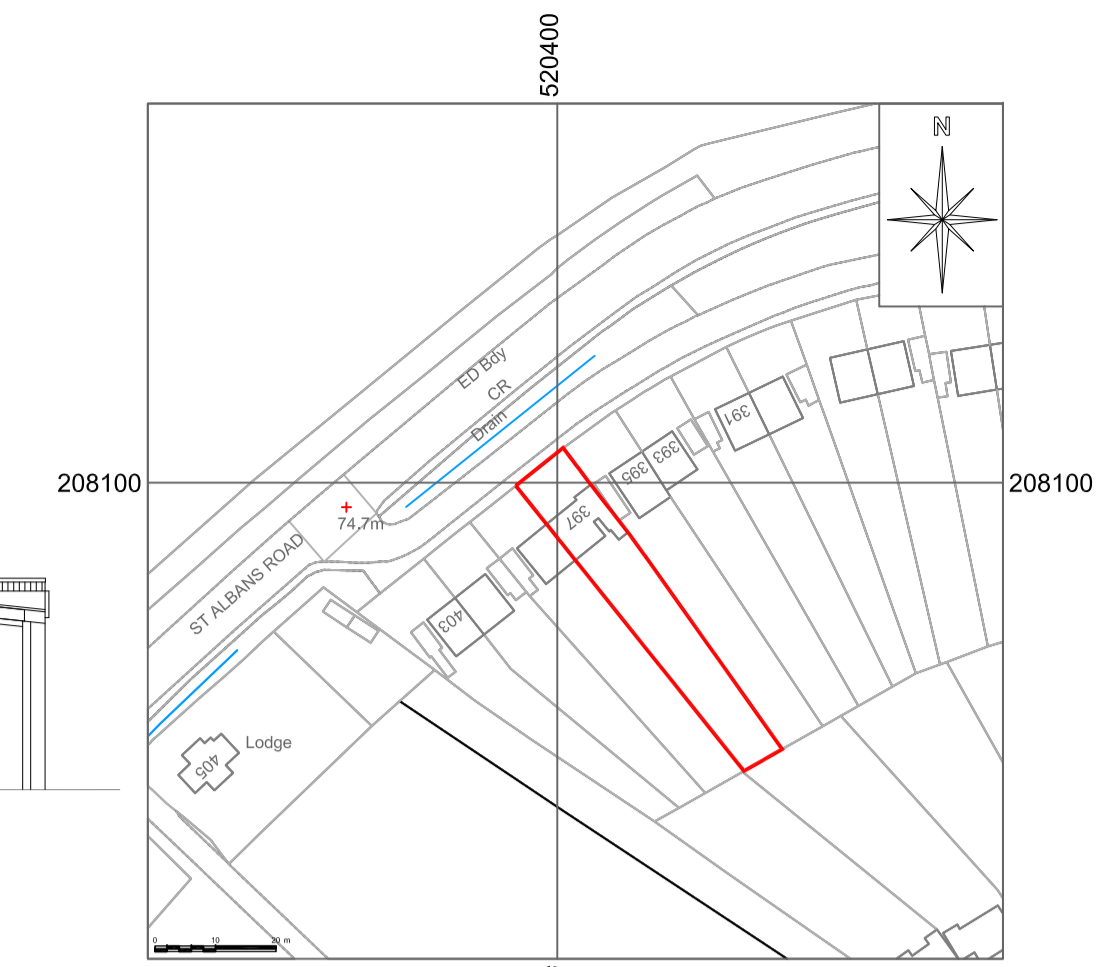
**SECTION THROUGH A-A - EXISTING**



**FRONT ELEVATION - EXISTING**



**REAR ELEVATION - EXISTING**



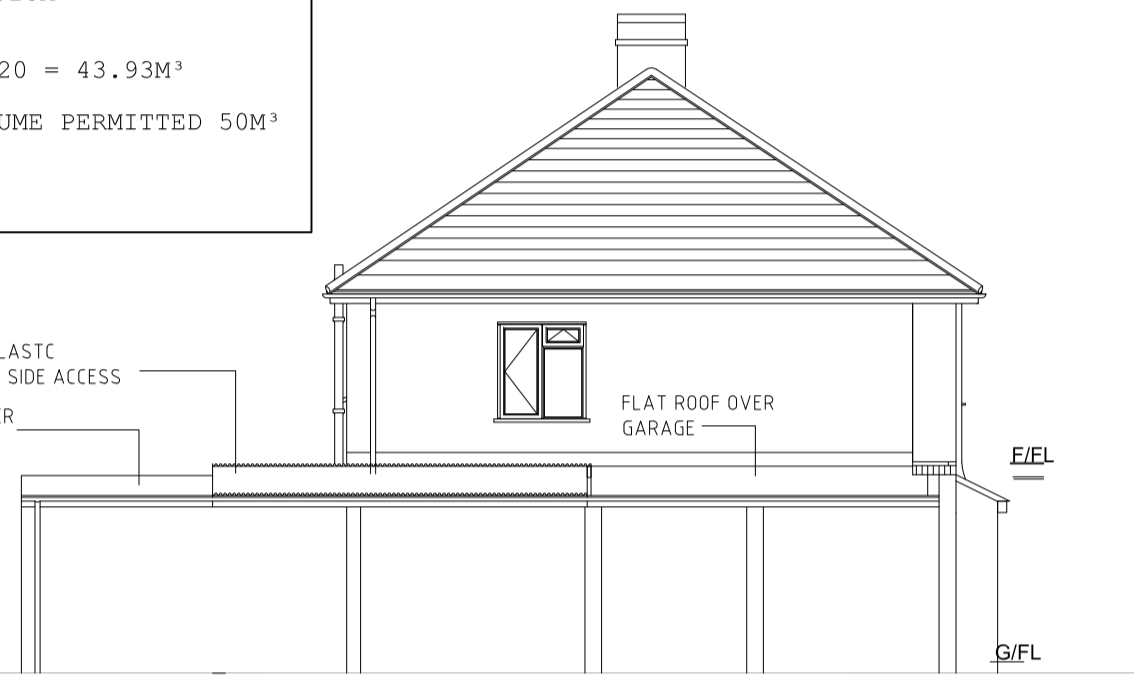
**SITE LOCATION PLAN - Scale 1:1250**

**VOLUME CALCULATIONS:**

1. HIP TO GABLE  
 $[\frac{1}{2} \times 8.475 \times 2.960] \times 4.240 / 3 = 17.73M^3$

2. REAR DORMER TO MAIN HOUSE  
 $(\frac{1}{2} \times 2.40 \times 3.70) \times 5.9 = 26.20M^3$

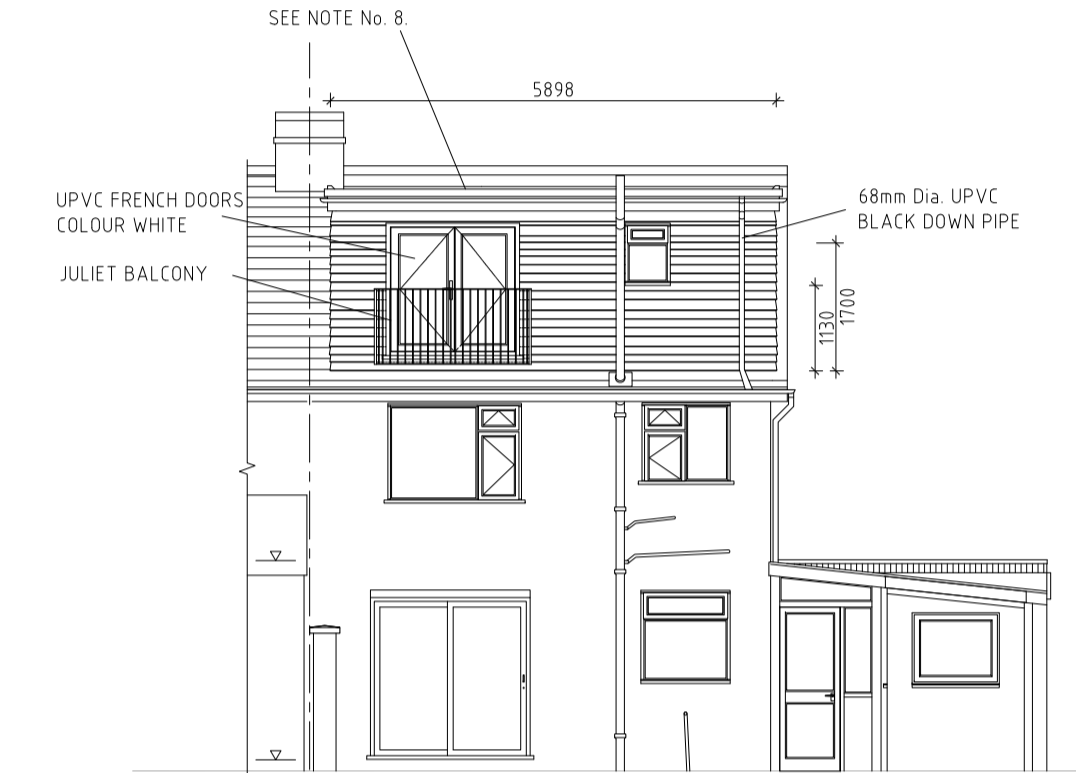
TOTAL VOLUME PROPOSED = 17.73 + 26.20 = 43.93M<sup>3</sup>  
 TOTAL VOLUME PROPOSED 43.93M<sup>3</sup> < VOLUME PERMITTED 50M<sup>3</sup>



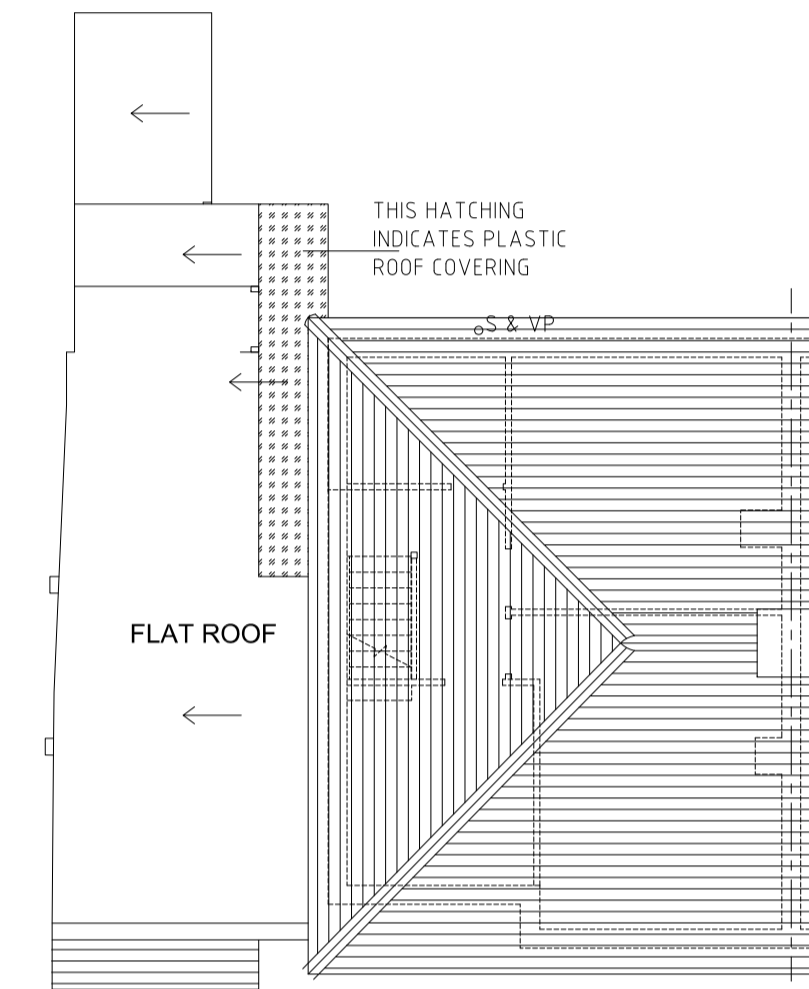
**SIDE ELEVATION - EXISTING - Scale 1:100**



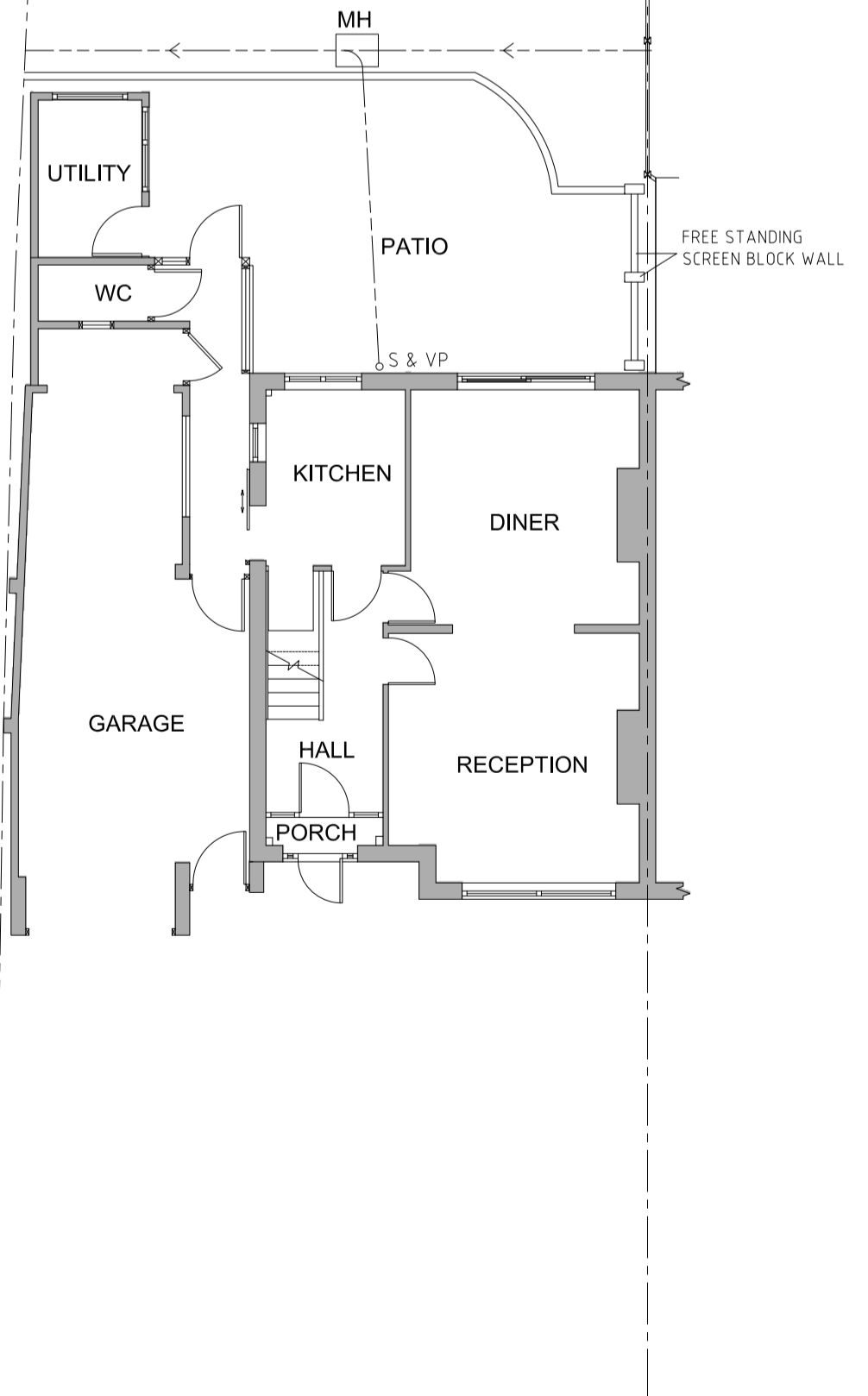
**FRONT ELEVATION - PROPOSED - Scale 1:100**



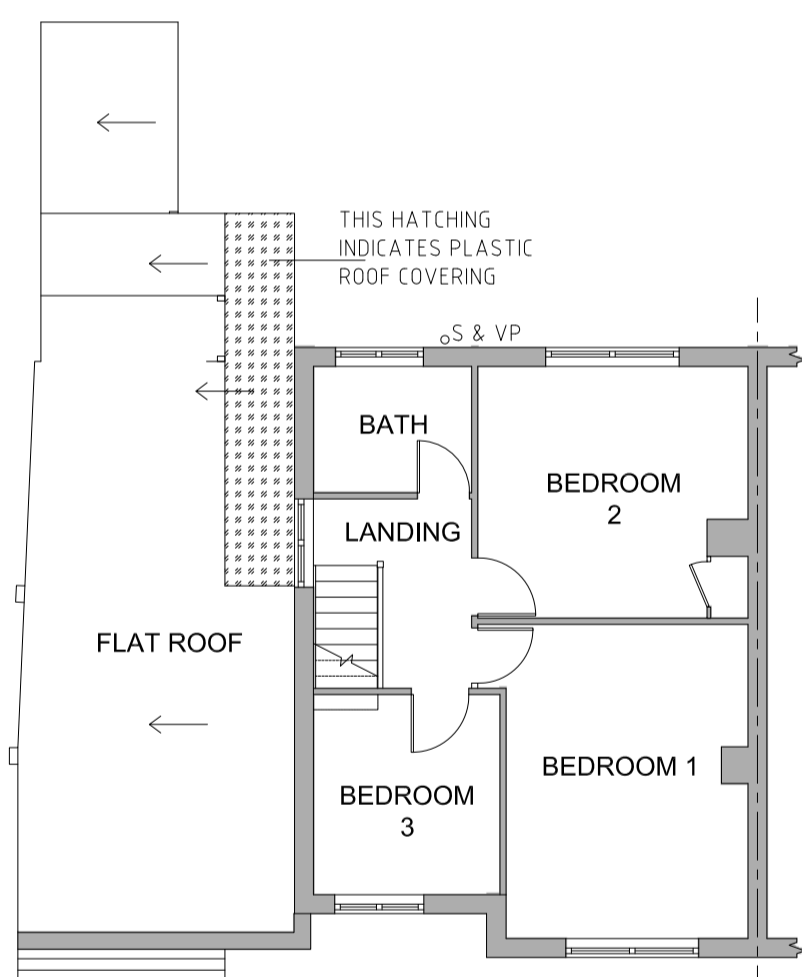
**REAR ELEVATION - PROPOSED Scale 1:100**



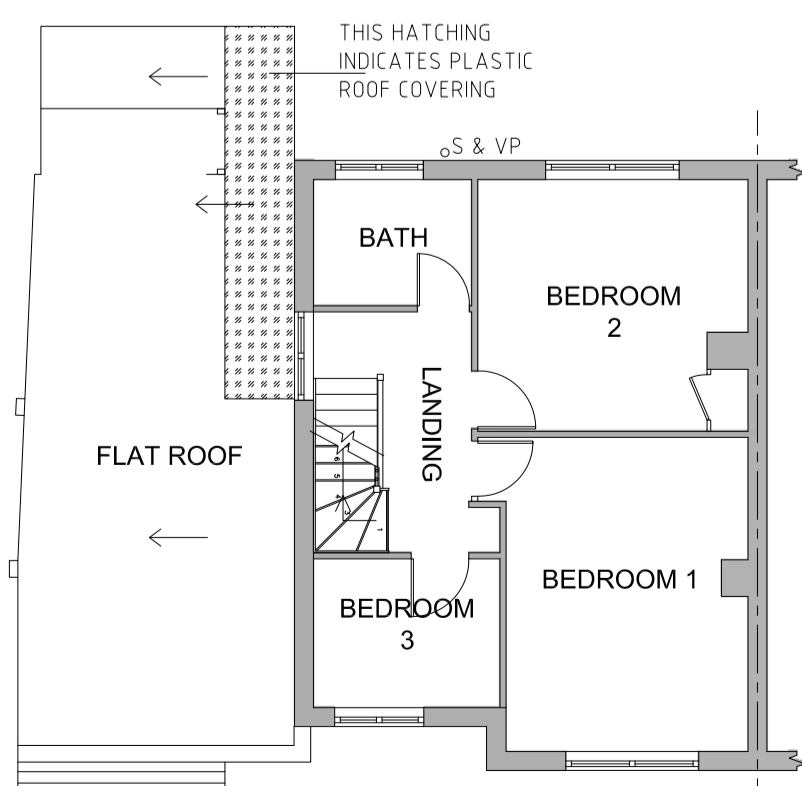
**ROOF PLAN - EXISTING**



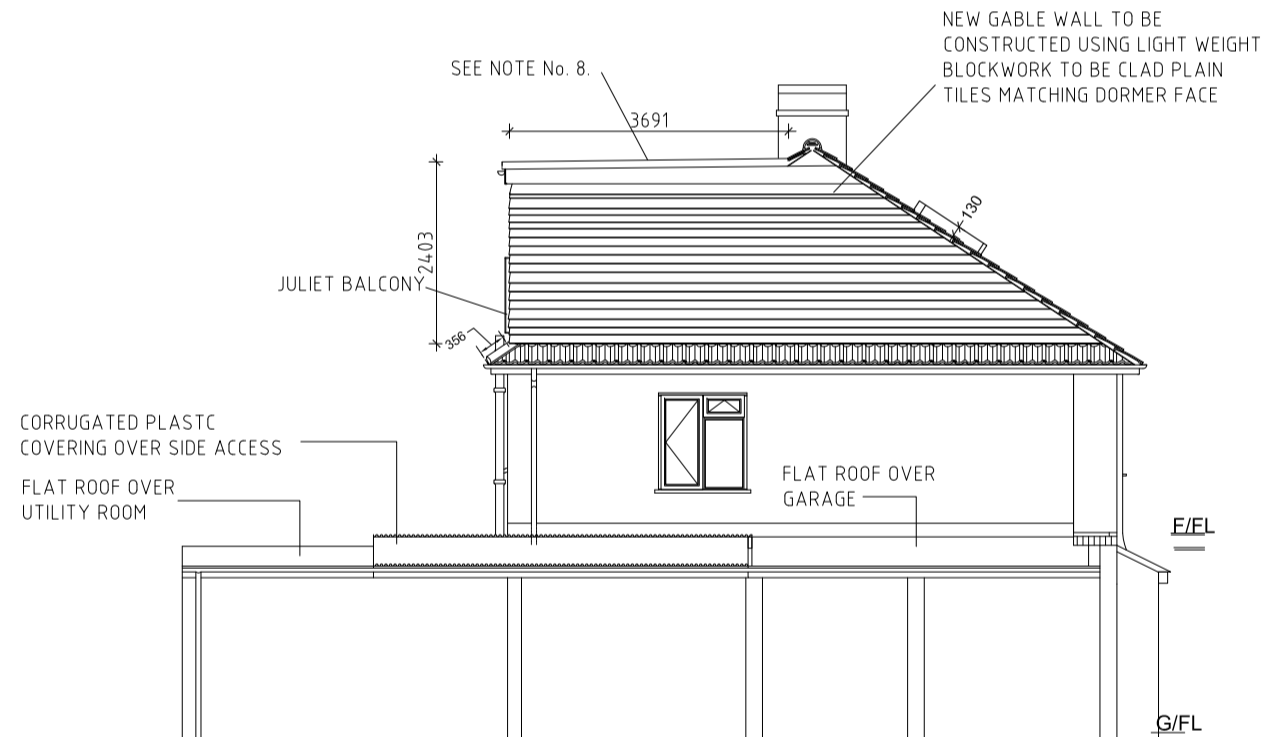
**G/ FLOOR / BLOCK PLAN - EXISTING - Scale 1:100**



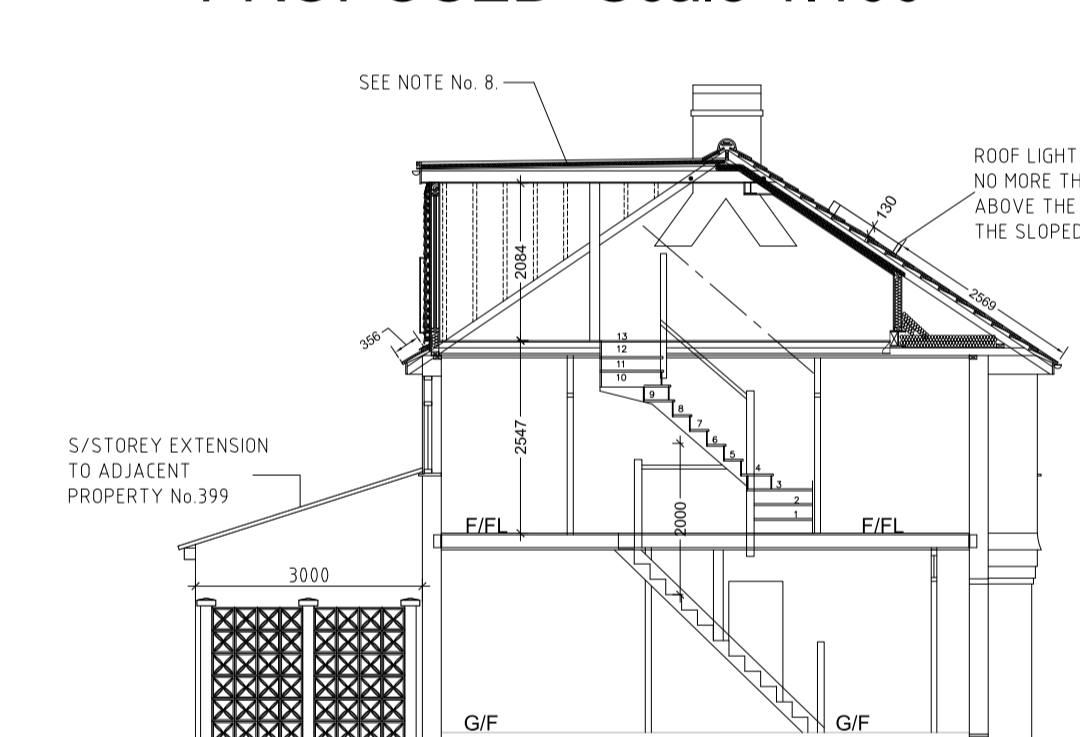
**F/ FLOOR PLAN - EXISTING - Scale 1:100**



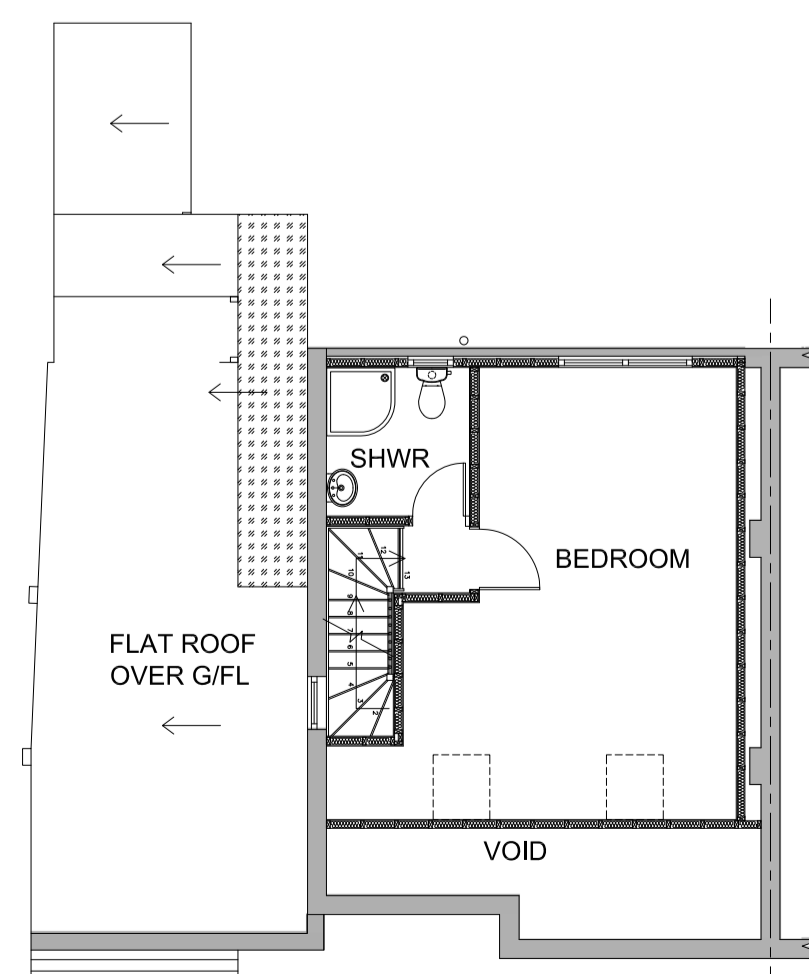
**F/ FLOOR PLAN - PROPOSED - Scale 1:100**



**SIDE ELEVATION - PROPOSED - Scale 1:100**



**SECTION THROUGH - PROPOSED**



**SECOND FLOOR PLAN - PROPOSED - Scale 1:100**

**NEW STAIRCASE STYLE TO MATCH EXISTING STYLE.**

WITH Min. 2000mm CLEAR HEAD ROOM  
 RISE = 201 Min.  
 GOING = 250 Min.  
 MAX PITCH = 42 Degrees.  
 HAND RAIL = 850mm ABOVE PITCH LINE & TO MATCH EXISTING MAIN STAIRS

GOING TAPERED  
 TREAD WIDTH = TO BE 50mm Min. AT NARROW END

SPINDLES = TO MATCH EXISTING MAIN STAIRS

STAIRCASE TO BE MANUFACTURED AND INSTALLED BY SPECIALIST AFTER SECOND FLOOR IS IN PLACE

- NOTES**
- COPYRIGHT:**  
This drawing is the copyright of M. Dhanjal & Associates Limited and reproduction without prior consent is expressly forbidden.
  - GENERAL:**  
(a) This drawing is produced for Planning purposes only it's use for any other purpose is with discretion. No work should commence until all approvals are in place.  
(b) All dimensions and suitability of existing affected wall, linels, beams and foundations to be checked on site prior to commencement of any works.
  - Materials detrimental to the environment are not to be used.
  - All dimensions are in millimetres unless otherwise specified.
  - The PARTY WALL etc. ACT 1996.  
The client is required to serve written notice to the adjoining neighbouring properties of your intention to carry out work to party walls etc. or any excavations.
  - BUILDING OVER SEWERS**  
Not applicable to this project.
  - Dormer to be clad in plain concrete tiles. Colour to match existing.
  - Flat roof to be warm deck with 3 layer felt system and covered with reflective stone chippings.
  - Provide smoke detectors at all landings.
  - All doors to stairs & passage to be fitted with self closing devices.
  - Second floor door to be 1/2hr. fire resisting self closing.
  - All new windows to be double glazed and to match existing and to comply with current Building regulations.
  - Windows to WC and Bath/Shower room to be obscure-glazed, any opening to be 1.7m above the floor.
  - All rainwater pipes and gutters to upvc colour black.



|  |   |                             |
|--|---|-----------------------------|
| A  | SECTION THROUGH PROPOSED VOLUME CALCS ADDED                                   | 29/5/18                     |
| REV  | AMENDMENT   | DATE                        |
| <b>M DHANJAL AND ASSOCIATES Ltd</b><br>9 Wellwood Road<br>Goodmayes, Ilford,<br>Essex IG3 8TR<br>07568355345<br>EMAIL: MDASSOCIATESLIMITED@GMAIL.COM |   |                             |
| CLIENT:  | Mr BAHRAM AJODAN-POOR   |                             |
| SITE:  | 397 ST ALBANS ROAD WEST<br>HATFIELD<br>AL10 9RU                               |                             |
| PROJECT:   | LOFT CONVERSION – HIP TO GABLE<br>AND 2NO ROOF LIGHTS TO FRONT<br>ROOF SLOPE  |                             |
| TITLE:   | EXISTING AND PROPOSED PLANS,<br>ELEVATIONS, SECTIONS, OS PLAN &<br>BLOCK PLAN |                             |
| SCALE:   | DRAWN: MSD  | REV: A                      |
| 1:100/1:1250   | CHECKED:  |                             |
| DATE: 04 - 2018  | SIZE: A1  | DRAWING No: MDHA/04/18/01/A |
| STATUS: PLANNING   |   |                             |

### **Town and Country Planning Act 1990**

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
2. It certifies that the operation/development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operation/development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation/development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation/development is only conclusively presumed where there has been no material change, before the use is instituted or the operation/development began, in any of the matters relevant to determining such lawfulness.

## 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 to make, you can download the forms online at [www.hertfordshirebc.co.uk](http://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](mailto:buildingcontrol@hertfordshirebc.co.uk)

Hertfordshire Building Control  
Hertsmere Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA

020 8207 7456  
[buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk)  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)



## HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY  
ENSURING QUALITY BUILDINGS

020 8207 7456  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

HERTFORDSHIRE  
BUILDING CONTROL





### 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](mailto:buildingcontrol@hartfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hartfordshirebc.co.uk](http://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, ensuring 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.