

To: Ms S Gray
Turnberry Planning Ltd
41-43 Maddox Street
London
W1S 2PD

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 – 1100 daily.

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

To: Ms S Gray

Application No: 6/2018/2150/MAJ

Date of Approval: 19 November 2018

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Erection of three storey business and social building, associated drainage, landscaping and ancillary works

At Location: De Havilland Campus University Of Hertfordshire Mosquito Way Hatfield

Applicant: University of Hertfordshire

Application Date: 20 August 2018

In accordance with the conditions listed below: -

1. Samples of the materials to be used in the construction of the external surfaces of the building hereby granted must be submitted to and approved in writing by the Local Planning Authority prior to installation. The development must be implemented using the approved materials and subsequently, the approved materials must 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 SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2018.

2. No removal of hedgerows, trees or shrubs shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

REASON: To protect the biodiversity value of the site in accordance with in accordance with Policies SD1 and R11 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2018.

3. The development hereby approved must not be carried out other than in accordance with the submitted surface water drainage assessment carried out by Conisbee, reference 180149/J Courtney, revision P2, dated 8th October

2018. The mitigation measures detailed within the report must be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority. The mitigation measures include:

- a. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2 l/s during the 1 in 100 year event plus 40% of climate change event.
- b. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 127m³ of total storage volume in an underground tank.
- c. The discharge surface water from the private drain into the wider surface water sewer network within the University of Hertfordshire De Havilland Campus site.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure surface water can be managed in a sustainable manner in accordance with Policies SD1, R7 and R10 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2018.

PRIOR TO OCCUPATION

4. No occupation of the development shall take place until a detailed management and maintenance plan for the all the Sustainable Drainage System (SuDS) features and structure must has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan must include an inspection timetable and arrangements for adoption and any other measures necessary to ensure the efficient operation of the scheme throughout its lifetime.

REASON: To ensure the drainage system is maintained throughout the lifetime of the development to an acceptable standard in accordance with Policies SD1, R7 and R10 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2018.

5. No occupation of the development shall take place until full details of the photovoltaic panels hereby approved have been submitted to and approved in writing by the Local Planning Authority. Subsequently the photovoltaic panels must be fully installed in accordance with the approved details and operational prior to the occupation of the development to which the details relate.

REASON: To ensure the solar photovoltaic potential is achieved in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the

Polices SD1, R3, R4, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2018.

DRAWING NUMBERS

6. 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
UHER-BBA-00-XX-DR-L-1002	P02	Existing Site Plan	20 August 2018
UHER-BBA-00-XX-DR-L-1003	P04	Proposed Site Plan	20 August 2018
UHER-BBA-00-XX-DR-L-1004	P01	Proposed Landscape Ga Plan	20 August 2018
UHER-BBA-00-XX-DR-L-1005	P01	Proposed Block Plan	20 August 2018
UHER-BBA-00-XX-DR-L-6201	P01	Tree Removals Plan	20 August 2018
UHER-BBA-00-XX-DR-L-8002	P01	Soft Landscape Plan	20 August 2018
UHER-BBA-00-ZZ-DR-A-3001	P05	Ga Elevations East/West	20 August 2018
UHER-BBA-00-ZZ-DR-A-3002	P05	Ga Elevations North/South	20 August 2018
UHER-BBA-00-ZZ-DR-A-3003	P03	Site Elevations	20 August 2018
UHER-BBA-00-ZZ-DR-A-4002	P02	Site Sections	20 August 2018
UHER-BBA-00-ZZ-DR-A-4001	P03	Ga Sections AA/BB	20 August 2018
UHER-BBA-00-01-DR-A-2001	P05	First Floor Ga Plan	20 August 2018
UHER-BBA-00-02-DR-A-2001	P06	Second Floor Ga Plan	20 August 2018

UHER-BBA- 00-GF-DR- A-2001	P05	Ground Floor Ga Plan	20 August 2018
UHER-BBA- 00-RF-DR- A- 2001	P04	Roof Ga Plan	20 August 2018
UHER-BBA- 00-XX-DR- L-1001	P01	Location Plan	20 August 2018
UHER- CON-00- GF-DR-C- 1000	P3	Drainage Strategy	9 October 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 paragraph 38 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. Breeding Birds and Protected Species: It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from Natural England (0300 060 3900) or a suitably qualified ecological consultant.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- 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 78 of The Town and Country Planning Act.
- If this is a decision on a planning 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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 to make, 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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Hertsmere Civic Offices
Elstree Way
Borehamwood
Hertfordshire
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HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

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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@hertfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hertfordshirebc.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.