

To: Mr P Pulzer
Philip J Pulzer
29 Brecken Close
St Albans
AL4 9LF

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: Mr P Pulzer

Application No: 6/2019/0455/FULL

Date of Approval: 20 June 2019

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: Change of use from single dwelling (Use Class C3) to small HMO for up to three to six persons (Use Class C4)

At Location: 151 Campion Road Hatfield AL10 9FL

Applicant: Miss S Wood

Application Date: 28 February 2019

In accordance with the conditions listed below: -

1. The building must not be occupied as a House in Multiple Occupation until the area set aside for car parking has been provided in accordance with drawing number 151/2c for three cars to be parked. The car parking spaces must be retained permanently thereafter for car parking and must not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to occupation of the building as a House in Multiple Occupation in the interests of highway safety in accordance with criterion HMO2 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and the National Planning Policy Framework 2019.

2. The building must not be occupied as a House in Multiple Occupation until the cycle storage unit is constructed in accordance with plan 151/2c and in the location shown within plan 151/2c. The bicycle parking shall be retained in that form thereafter.

REASON: To ensure that there is adequate bicycle storage provision, encouraging alternative modes of transport, in accordance with criterion HMO3 of the Houses in Multiple Occupation Supplementary Planning Document 2012, Supplementary Planning Guidance Parking Standards 2004, Policies M6 and M14 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

- The building must not be occupied as a House in Multiple Occupation until the location for wheeled bins has been laid out in accordance with plan 151/2c. The location shall be retained in that form thereafter.

REASON: To ensure that there is adequate waste and recycling storage in accordance with criterion HMO4 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and to protect the residential amenity of the occupiers and adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

- The building must not be occupied as a House in Multiple Occupation until the outdoor amenity space is laid out in accordance with plan 151/2c. The outdoor amenity space shall be retained in that form thereafter.

REASON: To ensure that there is adequate outdoor amenity space for the occupiers in accordance with criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012, to protect the residential amenity of the occupiers, and in accordance with Policies D1, D3 and D7 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

- 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
151/4		Existing Elevations	28 February 2019
151/1		Existing Floor Plans	28 February 2019
151/3	A	Proposed Elevations	24 June 2019
Location Plan		Location Plan	28 February 2019
151/2c		Proposed Floor Plans	3 April 2019

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

- 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. Noise can transfer between buildings. This can be indirectly through the structure itself (flanking transmission) or directly through the separating wall into the neighbouring property. This can be a particular concern with houses in multiple occupation in proximity to other residential uses. Some existing buildings do not meet the current noise insulation standards. Therefore it is strongly recommended that all possible measures are taken to reduce noise transfer from houses in multiple occupation by improving sound insulation. In addition, self closing doors installed for reduce spread of fire can cause problems of impact noise. Self closers should be adjusted so the doors do not slam shut.

For more information please refer to:

- BS 8233:2014 Sound insulation and noise reduction for buildings (Code of Practice).
- BS EN ISO 140 Measurement of sound transmission
- Building research establishment paper "Improving Sound Insulation In Homes". An information paper provided by the BRE acoustics team.

2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All Houses in Multiple Occupation must comply with the Management of Houses in Multiple Occupation (England) Regulations 2006 under the Housing Act 2004. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services at <http://www.welhat.gov.uk/hmo> or by email housingandcommunity@welhat.gov.uk or telephone 01707 357672.

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All rented property must comply with the Housing Health and Safety Rating System (HHSRS) under the Housing Act 2004. This requires all rented accommodation to be free of category 1 hazards in any of the 29 prescribed categories. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Under the Housing Act 2004, a house in multiple occupation is required to be licensed by statute where: the house in multiple occupation or any part of it comprises three storeys or more and is occupied by five or more persons living in two or more single households. For licensing contact the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services at <http://www.welhat.gov.uk/multipleoccupancy> or by email housingandcommunity@welhat.gov.uk or telephone 01707 357672.

PAL is a landlord and property accreditation scheme that aims to improve the standard of privately rented accommodation in Welwyn Hatfield. The free and voluntary scheme recognises landlords that meet their legal obligations and



those that go above and beyond to provide quality homes. Further information is available at www.PAL-online.org.uk,

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

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

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

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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@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.