

To: Ms Helen Greenhalgh  
Verve Planning Ltd  
60 High Street  
Wimbledon  
London  
SW19 5EE

## **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](mailto: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**

To: Ms Helen Greenhalgh

**Application No:** 6/2021/1649/VAR

**Date of Approval:** 6 August 2021

**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 within the original permission to which this application varies: -**

**Development:** Variation of condition 10 (Site Vehicular Areas) and 20 (Approved Drawings), on planning permission 6/2018/2863/FULL

**At Location:** 36 The Ridgeway Cuffley Potters Bar EN6 4AX

**Applicant:** Sir/Madam

**Application Date:** 24 May 2021

In accordance with the conditions listed below: -

1. The development shall be carried out in accordance with the approved plans and details:

Environmental Noise Assessment, dated 7 April 2021 (prepared by SES) Letter dated 18 June 2021 from SES clarifying outstanding matters of the EHO Mechanical Ventilation Layouts Plots 1-6 (Drawing numbers 210445-SVM-ZZMs ZZ-DR-M-1505 Rev P1, 210445-SVM-ZZ-ZZ-DR-M-1504 Rev P1, 210445-SVM-ZZ-ZZ-DR-M-1503 Rev P1, 210445-SVM-ZZ-ZZ-DR-M-1502 Rev P1, 210445-SVM-ZZ-ZZ-DR-M-1501 Rev P1, 210445-SVM-ZZ-ZZ-DR-M-1500 Rev P1).

As approved by Welwyn Hatfield Council 19 July 2021 under application 6/2021/1888/COND.

REASON: To protect the amenity of the future residents of the development in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005 and the NPPF.

2. The development shall be carried out in accordance with the approved plans and details:

Environmental Noise Assessment, dated 7 April 2021 (prepared by SES) Letter dated 14 June 2021 from SES

As approved by Welwyn Hatfield Council 15 July 2021 under application 6/2021/1841/COND.

REASON: To protect the amenity of the future residents of the development in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005 and the NPPF.

3. Works on site shall be carried out in accordance with the Construction Management Plan by Cavendo Holdings Ltd dated 6 April 2021 and approved by Welwyn Hatfield Council 27 May 2021 under application 6/2021/1143/COND.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with the District Plan 2005, the Emerging Welwyn Hatfield Local Plan 2016 and the NPPF.

4. The development shall be carried out in accordance with the approved surface water drainage statement carried out by Frith Blake Consulting Ltd, dated 23rd April 2021 and approved by Welwyn Hatfield Council 22 June 2021 under application 6/2021/1357/COND.

REASON: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with policies R9 of the Welwyn Hatfield District Plan 2005 and the NPPF.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance and where remediation is necessary a remediation scheme must be prepared which shall be subject to the approval in writing of the Local Planning Authority before any work above ground level is begun. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy R2 of the Welwyn Hatfield District Plan 2005 and the NPPF.

6. All hard and soft landscaping shall be carried out in accordance with the approved plans and details:

Drawing LLD2306-LAN-DWG-100/Rev 01 - Hard and Soft Landscape General Arrangement Plan

Drawing LLD2306-LAN-DWG-200 - Detailed Planting Plans

Drawing LLD2306-LAN-DWG-201- Detailed Planting Plans  
Drawing LLD2306-LAN-DWG-202- Detailed Planting Plans  
Drawing LLD2306-LAN-DWG-203- Detailed Planting Plans  
Detailed Plant Schedule and Specification  
Hard and Soft Landscape Specification  
Email dated 14th July 2021 clarifying the rear decking at each property will be 150mm below the internal finished floor level

As approved by Welwyn Hatfield Council 15 July 2021 under application 6/2020/1673/COND.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the NPPF.

7. Site levels shall be carried out and maintained in accordance with the approved plans:

Drawing GA102/B - Topo Plan & Site Plan  
Drawings 12831 Topo-001/ Rev 1 - Topographical Survey (Including Sheet 1; Sheet 2 and Sheet 3)

As approved by Welwyn Hatfield Council on 15 July 2021 under application 6/2021/1673/COND.

REASON: To ensure that the development is completed at suitable levels with regard to the surrounding properties in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the NPPF.

8. External lighting on site shall be carried out in accordance with the approved plans and details:

Drawings 188-01-NAD-210508-CD-LI-A – (Non-Adoptable Lighting and Lighting Equipment Specification, Design Notes, Risk and Environmental Considerations)  
Non-Adoptable Lighting Report - All Luminaires  
Non-Adoptable Lighting Report - Road Lighting  
Non-Adoptable Lighting Report - Road Dimmed

As approved by Welwyn Hatfield Council on 15 July 2021 under application 6/2021/1760/COND.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with the District Plan 2005, the Emerging Welwyn Hatfield Local Plan 2016 and the NPPF.

PRIOR TO OCCUPATION

9. Prior to the first occupation of the development hereby approved, additional plans, drawn to an appropriate scale, must be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which clearly show the detailed engineering design and construction of all works within the public highway. These works shall be constructed and completed before first occupation of the development.

REASON: To ensure the provision of an access and footway appropriate for the development in the interests of highway safety and convenience.

10. Before the development hereby approved is first occupied, all on site vehicular areas shown on plan PD100 Rev B shall be accessible, surfaced and marked in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

REASON: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

11. Prior to the first occupation of the development hereby approved, a Maintenance and Adoption Plan for the underground surface water attenuation features shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be adhered to for the lifetime of the development.

REASON: In the interests of preventing the development from flooding.

12. Prior to the first occupation of the development hereby permitted (or prior to commencement of the use hereby permitted) any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 6m (may be reduced to 5.5) metres from the near channel edge of the adjacent carriageway.

REASON: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.

13. Any upper floor window located in a wall or roof slope forming a side elevation of the dwellings hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining and future occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the NPPF.

POST DEVELOPMENT COMMENCING

14. The gradient of both site accesses shall not be steeper than 1:10 for the first 5 metres from the edge of the carriageway.

REASON: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway.

15. Concurrent with the construction of both accesses, a visibility splay of 2.4 metres x 90 metres shall be provided in both directions. These splays shall be permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

REASON: To provide adequate visibility for drivers entering or leaving the site.

16. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the NPPF.

17. The Arboricultural Method Statement and the Tree Protection Plan submitted with application 6/2018/2863/FULL shall be adhered to in their entirety.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the NPPF.

18. The development hereby approved shall be constructed in the materials specified in the materials schedule dated July 2021, submitted 30 July 2021 and the follow up emails dated 3 and 4 August 2021.

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 and the NPPF.

19. The development hereby approved shall be carried out in accordance with the approved surface water drainage assessment carried out by Ambiental, reference 4143 SWDS, version Final v2, dated 11 February 2019 as submitted and approved with planning application 6/2018/2863/FULL and the following mitigation measures detailed within the Flood Risk Assessment:

1. 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 2.5 l/s during the 1 in 1



year rainfall event, 6.7 l/s during the 1 in 30 year rainfall event and 9.5 l/s during the 1 in 100 year event plus 40% of climate change event.

2. 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 245 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in permeable paved area and attenuation tank feature.

3. Discharge of surface water from the private drain into the existing ordinary watercourse running along the site.

The mitigation measures shall 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.

REASON: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

20. All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Extended Phase 1 Habitat Survey and Bat Roost Assessment (Southern Ecological Solutions, October 2017) as submitted and approved with planning application 6/2018/2863/FULL and agreed in principle with the local planning authority prior to determination. In addition, hedgehog and reptile friendly fencing shall be installed throughout the development.

REASON: In the interest of the protection of protected species and the biodiversity of the site in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the NPPF.

21. Works on site shall be carried out in accordance with the details set out in the submitted Energy Statement by Scotch Partners LLP dated 2 August 2021.

REASON: In the interest of tackling climate change and creating sustainable development in accordance with the objectives of Policy SD1 of the Welwyn Hatfield District Plan 2005 and the NPPF.

#### DRAWING NUMBERS

22. 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> |
|--------------------|------------------------|------------------------------------|----------------------|
| PD101              | E                      | Plot 1 Proposed Plans & Elevations | 24 May 2021          |

|       |   |                                    |               |
|-------|---|------------------------------------|---------------|
| PD102 | B | Plot 2 Proposed Plans & Elevations | 24 May 2021   |
| PD105 | B | Plot 5 Proposed Plans & Elevations | 24 May 2021   |
| PD104 | B | Plot 4 Proposed Plans & Elevations | 24 May 2021   |
| PD103 | B | Plot 3 Proposed Plans & Elevations | 24 May 2021   |
| PD106 | B | Plot 6 Proposed Plans & Elevations | 24 May 2021   |
| PD111 |   | Approved & Proposed Site Plans     | 24 May 2021   |
| PD110 |   | Approved & Proposed Sections 2     | 24 May 2021   |
| PD112 |   | Plot 1 Front Street Elevation      | 24 May 2021   |
| PD109 |   | Existing & Proposed Sections 1     | 24 May 2021   |
| PD113 |   | Proposed Block Plan                | 24 May 2021   |
| P000  | D | Location Plan                      | 24 May 2021   |
| PD100 | B | Site Plan                          | 29 July 2021  |
| PD107 | B | Long Sections 1 And 2              | 29 July 2021  |
| PD108 | B | Cross Sections 3 And 4             | 29 July 2021  |
| PD110 |   | Garage Types Plots 1, 2, 4 and 6   | 6 August 2021 |

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. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission



required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc). Neither does this permission negate or override any private covenants which may affect the land.

2. The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834>. Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 357000.

3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

4. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

5. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <https://hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

6. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

7. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire – Highway Design Guide 126 (2011)". Before works commence, the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

8. The applicant is advised that all new highways marked on the plan within the site will remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

9. The removal or severe pruning of any trees or mature bushes should be avoided during the bird breeding season (March to August inclusive) to protect breeding birds, their eggs, nests and young. If this is not practicable, a wide search of the area should be made no more than three days in advance of the tree/ shrub works and if any active nests are found, works should stop until the birds have left the nest.

10. If bats or evidence for them is discovered during the course of any works, work must stop immediately and advice sought on how to proceed lawfully from Bat Conservation Trust - tel: 0345 1300 228 or an appropriately qualified and experienced ecologist.

11. To avoid killing or injuring hedgehogs it is best practice for any brash piles to be cleared by hand. Any trenches on site should also be covered at night or have ramps to prevent and avoid hedgehogs being trapped during construction. It is also possible to provide enhancements for hedgehogs by making small holes within any boundary fencing. This allows foraging hedgehogs to be able to pass freely throughout a site. For further information on why we should protect and conserve hedgehogs please read 'The State of Britain's Hedgehogs (2015)' by the People's Trust of Endangered Species.

12. Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well directing light away from potential roost/ nesting sites.

13. All efforts shall be made to reduce dust generation to a minimum.

14. Stock piles of materials for use on the site or disposal that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or

neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

15. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.
16. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of:
  - 8.00am and 6.00pm on Mondays to Fridays
  - 8.00am and 1.00pm Saturdays
  - And at no time on Sundays and Bank Holidays
17. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
18. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions.
19. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
20. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
21. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
22. All pile driving shall be carried out by a recognised noise reducing system.
23. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material.
24. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
25. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
26. Any emergency deviation from these conditions shall be notified to the Council without delay.

27. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

28. Permissible noise levels are not specified at this stage.

*Chris Dale*

**Christopher Dale  
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](http://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](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)







### 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 garage 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.