

To: Mr Mark Chandler
Vincent and Gorbing
Vincent and Gorbing
Sterling Court
Norton Road
Stevenage
SG1 2JY

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 Mark Chandler

Application No: 6/2021/2125/MAJ

Date of Approval: 28 June 2022

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: Partial redevelopment of the Hertfordshire Constabulary Headquarters site

At Location: Hertfordshire Constabulary Stanborough Road Welwyn Garden City AL8 6XF

Applicant: Ian Potter

Application Date: 14 July 2021

This planning permission is subject to a Section 106 agreement.

In accordance with the conditions listed below: -

NO DEVELOPMENT SHALL TAKE PLACE

1. No development shall take place, until full details are submitted to and provided in writing to the Local Planning Authority of the extent of the car park at the Gosling Sports Park to be blocked off during each development phase and the timeframe that full access would be reinstated. Details shall also be provided of the car park usage and whether steps are required for temporary car parking provision and its location. These details shall be agreed in writing by the Local Planning Authority and maintained for the duration of the development unless any changes occur to which the applicant contact the Local Planning Authority in writing.

Reason: To protect the long term interests of the Gosling Sports Park and ensure adequate car parking facilities for this use in accordance to the National Planning Policy Framework, Policy M14 of the District Plan 2005 and the Council's Car Parking Standards SPD.

2. No development shall take place until a Construction Environment Management Plan detailing measures to control dust deposition, pollution/spillage, noise, vibration or lighting pollution during construction to avoid potential indirect impacts on adjacent trees and associated habitats during construction shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

Reason: To protect protected species from construction in accordance with the National Planning Policy Framework and R11 of the District Plan 2005.

3. A No development of any phase of the development hereby approved shall take place/commence until an Archaeological Written Scheme of Investigation associated with that phase has been submitted to and approved by the local planning authority in writing.

The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording;
2. The programme and methodology of site investigation and recording as required by the evaluation;
3. The programme for post investigation assessment;
4. Provision to be made for analysis of the site investigation and recording;
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
6. Provision to be made for archive deposition of the analysis and records of the site investigation;
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

REASON: To secure the protection of and proper provision for any archaeological remains in accordance with Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

4. No development of any phase of the development hereby approved other than demolition and that required to be carried out as part of an approved scheme of remediation shall commence until conditions A to D have been complied with in respect of that phase. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The contents of the scheme and the written report are subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

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 with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

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 in accordance with condition C.

(e) Long Term Monitoring and Maintenance

Where indicated in the approved remediation scheme, a monitoring and maintenance scheme to include, monitoring the long-term effectiveness of the proposed remediation over the agreed period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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 others offsite in accordance with the National Planning Policy Framework and Policies R2 and R7 of the Welwyn Hatfield District Plan 2005.

5. No development of any phase of the development hereby approved shall take place until a detailed surface water drainage scheme for that phase based upon the site-based principles set out in the approved Drainage Strategy produced by Aecom, Project No 60600329 Ref HCHQ-ACM-XX-XX-RP-CE-000002, dated 15 June 2021, has been submitted to and approved in writing by the

Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

The scheme shall include:

1. Final infiltration testing to be conducted to BRE Digest 365 Standards at the exact location and depth of the proposed infiltration features.
2. A final detailed drainage plan including the location and provided volumes of all SuDS features, pipe runs, invert levels and discharge points. It should be highlighted where the restriction devices to limit the surface water discharge are to be located. If there are any areas to be designated for informal flooding these should be shown on a detailed site plan.
3. Based on the obtained infiltration testing results, final, detailed post development calculations/modelling in relation to surface water for all rainfall events up to and including the 1 in 100-year return period including a + 40% allowance for climate change. Half drain down times of all SuDS structures have to be clarified and should be obtained at below 24 hours.
4. Full assessment of proposed SuDS treatment and management stages for all surface water runoff from the proposed development including the haul road.
5. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
6. Clarification around lifetime of the proposed construction haul road whether it is a temporary feature to be used during construction or a permanent feature. The road will need to be positively drained during its lifetime.

Reason

To prevent the increased risk of flooding, both on and off site in accordance with the National Planning Policy Framework and Policy R7 of the District Plan 2005.

6. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan:

The Construction Traffic Management Plan shall include details of

- a. Construction vehicle numbers, type, routing; (including - construction vehicle numbers stated in the TA should be reviewed and vehicle numbers for staff provided; - routes should avoid schools and structures of restricted heights; - types of vehicles should be detailed, largest length vehicle must be tracked entering and exiting the Gosling Sports Club).
- b. Access arrangements to the site; (including - Preliminary access design must be updated to detailed & swept path analysis for largest vehicle; - Visibility splays of 2.4m x 23m must be provided at construction access; - Construction staff access details (including vehicle walking, cycling); - Access to sports facilities for Stanborough School and public).
- c. Traffic management requirements, including delivery booking details, signage plans for construction and public.
- d. Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas).
- e. Siting and details of wheel washing facilities.
- f. Cleaning of site entrances, site tracks and the adjacent public highway.
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- h. Provision of sufficient on-site parking prior to commencement of construction activities.
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018), Policy M1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

7. No development shall take place until details of the proposed fencing, gates and final materials of the haul road and associated road have been submitted to and approved in writing to the Local Planning Authority. These shall be undertaken in accordance with the submitted details.

On agreement in writing by the Local Planning Authority of the above works, it is considered that the development to the Gosling Sports Park on drawing

number HCHQ-VGA-XX-XX-DR-AR-00118 Rev PL01 and the road constructed on drawing number HCHQ-VGA-XX-XX-DR-AR-00114 Rev PL01 shall be completed prior to demolition of buildings within phase 1.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018), Policy M1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

PHASE 1- PRIOR TO ABOVE GROUND WORKS

8. Phase 1- Memorial garden, attenuation pond and car parking area to the south.

No development above ground level in phase 1 shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) original levels and proposed finished levels [earthworks to be carried out]
- (b) means of enclosure and boundary treatments
- (c) car parking layout and markings
- (d) vehicle and pedestrian access and circulation areas
- (e) hard surfacing, other hard landscape features and materials
- (f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- (g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- (i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- (j) management and maintenance details

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 D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

9. Phase 1

Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with these section plans.

Reason: to ensure that the site is accessible in accordance with the National Planning Policy Framework and Policy D9 of the District Plan 2005.

10. Phase 1

Prior to commencement of above ground works, elevation plans drawn to scale of the two shipping containers shall be submitted to and approved in writing to the Local Planning Authority.

The development shall be implemented using the approved details.

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

11. Phase 1

Prior to demolition of the buildings detailed in the Preliminary Ecological Appraisal, a Landscape Ecological Management Plan (including but not limited to the recommendations for ecological enhancements (for bat and bird boxes, native planting, species of benefit for biodiversity, rain garden, green walls/fences) should be brought together in a LEMP to demonstrate net gain can be achieved from the development.

This report shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the construction of the development shall only be carried out in accordance with the approved survey.

Reason: To protect protected species from construction and development and promote net gain in accordance with the National Planning Policy Framework and R11 of the District Plan 2005.

12. Phase 1

Notwithstanding the submitted details, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings including details of the extent and location of the solar panels hereby granted 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

13. PHASE 1 MAIN APPLICATION SITE AND GOSLING SPORTS CENTRE

(a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details to be approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837:2012 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use].

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

14. PHASE 1

Upon completion of the drainage works, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the National Planning Policy Framework and Policy R7 of the District Plan 2005.

15. PHASE 1

No above ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.

Reason for condition: to ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties in accordance with the National Planning Policy Framework.

16. PHASE 1

Prior to the installation of new plant and equipment for the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142: 2014+A1:2019. When noise sources show signs of tonality we require noise levels to be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality we require the noise level to be 5dB below the background noise level at the nearest receptor location.

Reason – to protect the occupants of the new development from noise disturbance in accordance with the National Planning Policy Framework and Policy R19 of the District Plan 2005.

PHASE 2

17. Phase 2

Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with these section plans.

Reason: to ensure that the site is accessible in accordance with the National Planning Policy Framework and Policy D9 of the District Plan 2005.

18. PHASE 2

Notwithstanding the submitted details, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby granted 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 and to protect the Conservation Area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

19. PHASE 2

Prior to the installation of new plant and equipment for the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142: 2014+A1:2019. When noise sources show signs of tonality we require noise levels to be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality we require the noise level to be 5dB below the background noise level at the nearest receptor location.

Reason – to protect the occupants of the new development from noise disturbance in accordance with the National Planning Policy Framework and Policy R19 of the District Plan 2005.

PHASE 3

20. Phase 3

Prior to first occupation of the Headquarters Building, a invasive non-native species management plan shall be submitted to and approved in writing to the Local Planning Authority.

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

Reason: To protect biodiversity in accordance with the National Planning Policy Framework and Policy R11 of the District Plan 2005.

21. PHASE 3 BOTH GOSLING SPORTS PARK AND MAIN APPLICATION SITE

Prior to first occupation of the Headquarters building, full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) original levels and proposed finished levels [earthworks to be carried out]
- (b) means of enclosure and boundary treatments including gates
- (c) car parking layout and markings
- (d) vehicle and pedestrian access and circulation areas
- (e) hard surfacing, other hard landscape features and materials
- (f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- (g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife including the location and design of the bat boxes and bird boxes detailed within the submitted Preliminary Environmental Assessment.
- (i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- (j) management and maintenance details
- (k) lighting details
- (l) flag pole(s) height and location
- (m) outdoor furniture details

- (n) final position of the memorial gardens
- (o) maintenance of the sedum roof on the Estates and Facilities building
- (p) maintenance of the rubber matting
- (q) details of pergolas

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 and protect the Conservation Area hereby permitted in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

22. PHASE 3

Prior to first occupation of the headquarters building, a scheme for the parking of cycles including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking must be designed in line with the standards set out in Chapter 11 of the DfT's LTN1/20. The approved scheme shall be fully implemented before the headquarters building is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018, the National Planning Policy Framework and Policy M5 of the District Plan 2005.

23. PHASE 3

Prior to first occupation of the headquarters building, a scheme for the parking of motorcycles including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the headquarters building is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: To ensure the provision of motorcycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018, the National Planning Policy Framework and Policy M8 of the District Plan 2005.

24. PHASE 3

Prior to first occupation of the headquarters building, a detailed car parking layout plan identifying the total of number of car parking spaces, visitors spaces, disabled spaces and location of 8 electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The car parking spaces including any relevant signage shall be installed as approved prior to first occupation of the headquarters building and thereafter retained as part of the development.

REASON: To ensure that sufficient car parking provision is made for the total development in accordance with the National Planning Policy Framework, Policy M14 of the District Plan 2005 and Parking Standards SPD.

25. Phase 3

Prior to the first occupation of the headquarters building hereby permitted the proposed on-site car, motorcycle parking and cycle parking areas shall be laid out, demarcated including relevant signage, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

REASON: To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan and the National Planning Policy Framework.

26. Within three months of the completion of phase 3, the shipping containers and catering buildings shall be removed in their entirety and the land reinstated to which they were situated. All structures, buildings and hardstanding/haul road and any other works constructed, installed or erected within the Gosling Sports Park shall be removed from site and the land reinstated. This includes fencing and signage. Landscaping and trees approved as part of the phase 3 landscape condition shall be planted and maintained.

REASON: In order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development and protect the Conservation Area hereby permitted in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

TO BE BUILT IN ACCORDANCE WITH

27. The development permitted by this planning permission shall be carried out in accordance with the principles of the approved Drainage Strategy produced by Aecom, Project No 60600329 Ref HCHQ-ACM-XX-XX-RP-CE-000002, dated 15 June 2021, and the following mitigation measures:

1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed an overall rate of 6 l/s for the proposed new development for all rainfall events up to and including the 1 in 100 year plus 40% climate change event.
2. Providing storage in, permeable paving, individual crate soakaways and the existing increased attenuation basin to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year plus climate change event.
3. The surface water from the site will discharge from a private network to either the ground and sewer network or to the sewer network only.

The drainage scheme 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. To reduce the risk of flooding to the proposed development and future occupants.

28. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).
- (b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use].

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.

29. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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 D1, D2 and D8 of the Welwyn Hatfield District Plan 2005.

30. The development hereby approved shall accord with submitted Arboricultural Impact Assessment Report (March 2022), contained within the report, unless otherwise agreed in writing by the Local Planning Authority.

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

31. The development hereby approved shall accord with the details within the submitted Energy and Sustainability Statement, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure a high level of sustainable performance within the buildings and development hereby permitted and in accordance with Policy SD1 of the Welwyn Hatfield District Plan.

32. The development hereby approved shall accord with the details within the submitted Preliminary Ecological Appraisal, 9 July 2021 prepared by AECOM and Bat Emergence Report, September 2021 prepared by AECOM., unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect biodiversity and protected species in accordance with the National Planning Policy Framework and Policy R11 of the District Plan 2005.

DRAWING NUMBERS

33. 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
HCHQ-VGA-XX-XX-DR-AR-00105	PL01	Existing Site Plan Hertfordshire Constabulary HQ	14 July 2021

HCHQ-VGA- XX-XX-DR- AR-00106	PL01	Existing Site Plan Gosling Sports Park	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00107	PL01	Existing Site Plan Buildings Identified for Demolition	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00108	PL01	Existing Site Sections Sheet 1 of 3	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00109	PL01	Existing Site Sections Sheet 2 of 3	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00110	PL01	Existing Site Sections Sheet 3 of 3	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00113	PL01	Proposed Site Plan Masterplan Strategy	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00114	PL01	Proposed Overall Site Plan	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00115	PL01	Proposed Site Plan Phase 3 Complete	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00116	PL01	Proposed Site Plan Phase 1 Decant Building	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00117	PL01	Proposed Site Plan Phase 2 Headquarters Building	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00118	PL01	Proposed Site Plan Gosling Sports Park (Phase 1)	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00122	PL01	Proposed Site Landscaping Plan	14 July 2021
HCHQ-VGA- XX-XX-DR- AR-00125	PL01	Proposed Site Sections Sheet 1 of 3	14 July 2021
HCHQ-VGA- XX-XX-DR-	PL01	Proposed Site Sections Sheet 2 of 3	14 July 2021

AR-00126				
HCHQ-VGA- XX-XX-DR- AR-00127	PL01	Proposed Site Sections Sheet 3 of 3		14 July 2021
HCHQ-VGA- MB-LG-DR- AR-00150	PL01	Main Administration Building Existing Floor Plans Sheet 1 of 4		14 July 2021
HCHQ-VGA- MB-00-DR- AR-00151	PL01	Main Administration Building Existing Floor Plans Sheet 2 of 4		14 July 2021
HCHQ-VGA- MB-01-DR- AR-00152	PL01	Main Administration Building Existing Floor Plans Sheet 3 of 4		14 July 2021
HCHQ-VGA- MB-02-DR- AR-00153	PL01	Main Administration Building Existing Floor Plans Sheet 4 of 4		14 July 2021
HCHQ-VGA- MB-XX-DR- AR-00154	PL01	Main Administration Building Existing Elevations Sheet 1 of 2		14 July 2021
HCHQ-VGA- MB-XX-DR- AR-00155	PL01	Main Administration Building Existing Elevations Sheet 2 of 2		14 July 2021
HCHQ-VGA- RO-00-DR- AR-00156	PL01	Robertson Building Existing Floor Sheet 1 of 2		14 July 2021
HCHQ-VGA- RO-01-DR- AR-00157	PL01	Robertson Building Existing Floor Sheet 2 of 2		14 July 2021
HCHQ-VGA- RO-XX-DR- AR-00158	PL01	Robertson Building Existing Elevations		14 July 2021
HCHQ-VGA- BR-00-DR- AR-00159	PL01	Braughing Building Existing Floor Plan		14 July 2021
HCHQ-VGA- BR-XX-DR- AR-00160	PL01	Braughing Building Existing Elevations		14 July 2021
HCHQ-VGA- HH-00-DR- AR-00161	PL01	Hertford, Hitchin & Dacorum Building Existing Floor Plans Sheet 1 of 3		14 July 2021
HCHQ-VGA-	PL01	Hertford, Hitchin & Dacorum		14 July 2021

HH-01-DR-AR-00162		Building Existing Floor Plans Sheet 2 of 3	
HCHQ-VGA-HH-02-DR-AR-00163	PL01	Hertford, Hitchin & Dacorum Building Existing Floor Plans Sheet 3 of 3	14 July 2021
HCHQ-VGA-HH-XX-DR-AR-00164	PL01	Hertford, Hitchin & Dacorum Building Existing Elevations Sheet 1 of 2	14 July 2021
HCHQ-VGA-HH-XX-DR-AR-00165	PL01	Hertford, Hltchin & Dacorum Building Existing Elevations Sheet 2 of 2	14 July 2021
HCHQ-VGA-MS-XX-DR-AR-00166	PL01	MSU Beacon Building Existing Floor Plan & Elevations	14 July 2021
HCHQ-VGA-FB-XX-DR-AR-00167	PL01	Faraday Building Existing Floor Plan & Elevations	14 July 2021
HCHQ-VGA-OY-XX-DR-AR-00168	PL01	Odsey Block Existing Floor Plan & Elevations	14 July 2021
HCHQ-VGA-DU-XX-DR-AR-00169	PL01	Dog Unit Existing Floor Plan & Elevations	14 July 2021
HCHQ-VGA-AL-XX-DR-AR-00170	PL01	Alban Block- Existing Floor Plan & Elevations	14 July 2021
HCHQ-VGA-PS-00-DR-AR-00171	PL01	The Peter Sharp Building Existing Floor Plan	14 July 2021
HCHQ-VGA-PS-XX-DR-AR-00172	PL01	The Peter Sharp Building Existing Elevations	14 July 2021
HCHQ-VGA-TL-XX-DR-AR-00173	PL01	The Lodge Existing Floor Plans & Elevations	14 July 2021
HCHQ-VGA-FL-XX-DR-AR-00174	PL01	Fleet Garages Existing Floor Plans & Elevations	14 July 2021
HCHQ-VGA-FL-00-DR-AR-00175	PL01	Fleet Services Building Existing Floor Sheet 1 of 2	14 July 2021

HCHQ-VGA- FL-01-DR- AR-00176	PL01	Fleet Services Building Existing Floor Plans Sheet 2 of 2	14 July 2021
HCHQ-VGA- FL-XX-DR- AR-00177	PL01	Fleet Services Building Existing Elevations	14 July 2021
HCHQ-VGA- CM-00-DR- AR-00178	PL01	Crime Management Building Existing Floor Plans Sheet 1 of 3	14 July 2021
HCHQ-VGA- CM-01-DR- AR-00179	PL01	Crime Management Building Existing Floor Plans Sheet 2 of 3	14 July 2021
HCHQ-VGA- CM-02-DR- AR-00180	PL01	Crime Management Building Existing Floor Plans Sheet 3 of 3	14 July 2021
HCHQ-VGA- CM-XX-DR- AR-00181	PL01	Crime Management Building Existing Elevations	14 July 2021
HCHQ-VGA- OB-00-DR- AR-00182	PL01	OSB and Energy Building Existing Floor Plans Sheet 1 of 2	14 July 2021
HCHQ-VGA- OB-01-DR- AR-00183	PL01	OSB and Energy Building Existing Floor Plans Sheet 2 of 2	14 July 2021
HCHQ-VGA- OB-XX-DR- AR-00184	PL01	OSB and Energy Building Existing Elevations Sheet 1 of 2	14 July 2021
HCHQ-VGA- OB-XX-DR- AR-00185	PL01	OSB and Energy Building Existing Elevations Sheet 2 of 2	14 July 2021
HCHQ-VGA- CT-00-DR- AR-00186	PL01	Comms Tower and Plant Existing Floor Plan	14 July 2021
HCHQ-VGA- CT-XX-DR- AR-00187	PL01	Comms Tower and Plant Existing Elevations Sheet 1 of 2	14 July 2021
HCHQ-VGA- CT-XX-DR- AR-00188	PL01	Comms Tower and Plant Existing Elevations Sheet 2 of 2	14 July 2021
HCHQ-VGA- HQ-LG-DR-	PL01	Headquarters Building Proposed Lower Ground	14 July 2021

AR-00249		Floor Plan	
HCHQ-VGA- HQ-00-DR- AR-00250	PL01	Headquarters Building Proposed Ground Floor Plan	14 July 2021
HCHQ-VGA- HQ-01-DR- AR-00251	PL01	Headquarters Building Proposed First Floor Plan	14 July 2021
HCHQ-VGA- HQ-02-DR- AR-00252	PL01	Headquarter Building Proposed Second Floor Plan	14 July 2021
HCHQ-VGA- HQ-03-DR- AR-00253	PL01	Headquarters Building Proposed Third Floor Plan	14 July 2021
HCHQ-VGA- HQ-RF-DR- AR-00254	PL01	Headquarters Building Proposed Roof Plan	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00260	PL01	Headquarters Building Proposed Elevations Sheet 1 of 5	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00261	PL01	Headquarters Building Proposed Elevations Sheet 2 of 5	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00262	PL01	Headquarters Building Proposed Elevations Sheet 3 of 5	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00263	PL01	Headquarters Building Proposed Elevations Sheet 4 of 5	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00264	PL01	Headquarters Building Proposed Elevations Sheet 5 of 5	14 July 2021
HCHQ-VGA- HQ-ZZ-DR- AR-00270	PL01	Headquarters Building Proposed Sections	14 July 2021
HCHQ-VGA- EW-XX-DR- AR-00375	PL01	Dog Unit- Existing Block Plan	14 July 2021
HCHQ-VGA- EW-XX-DR- AR-00376	PL01	Dog Unit Proposed Block Plan	14 July 2021
HCHQ-VGA-	PL01	Dog Unit Office and Welfare	14 July 2021

EW-00-DR-AR-00377		Building Proposed Floor Plan	
HCHQ-VGA-EW-RF-DR-AR-00378	PL01	Dog Unit Office and Welfare Building Proposed Roof Plan	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00379	PL01	Dog Unit Office and Welfare Building Proposed Elevations	14 July 2021
HCHQ-VGA-EW-00-DR-AR-00380	PL01	Dog Unit Kennel Building and Compound Proposed Floor Plan	14 July 2021
HCHQ-VGA-EW-RF-DR-AR-00381	PL01	Dog Unit Kennel Building and Compound Proposed Roof Plan	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00382	PL01	Dog Unit Kennel Building and Compound Proposed Elevations & Section	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00383	PL01	Dog Unit Office and Welfare Building Proposed Sections	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00540	PL01	Temporary Kitchen and Canteen Existing and Proposed Site Plan extracts	14 July 2021
HCHQ-VGA-EW-ZZ-DR-AR-00541	PL01	Temporary Kitchen and Canteen Proposed Floor Plan & Roof Plan	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00542	PL01	Temporary Kitchen and Canteen Proposed Elevations	14 July 2021
HCHQ-VGA-EW-00-DR-AR-00583	PL01	Estates & Facilities Building Proposed Floor Plan	14 July 2021
HCHQ-VGA-EW-RF-DR-AR-00584	PL01	Estates & Facilities Building Proposed Roof Plan	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00580	PL01	Estates & Facilities Building Existing Block Plan	14 July 2021
HCHQ-VGA-EW-XX-DR-AR-00581	PL01	Estates & Facilities Building Proposed Block Plan Phase 1 (to illustrate position of	14 July 2021

		Estates & Facilities only)	
HCHQ-VGA- EW-XX-DR- AR-00582	PL01	Estate & Facilities Building Proposed Block Plan Complete	14 July 2021
HCHQ-VGA- EW-XX-DR- AR-00585	PL01	Estate & Facilities Building Proposed Elevations	14 July 2021
HCHQ-VGA- EW-XX-DR- AR-00586	PL01	Estates & Facilities Building Proposed Sections	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00650	PL01	North Decant Building Proposed Lower Ground & Ground Floor	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00651	PL01	North Decant Building Proposed First Floor, Second Floor and Roof Plan	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00665	PL01	North Decant Building Proposed Sections	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00681	PL01	North Decant Building Proposed Elevations Sheet 1 of 4	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00682	PL01	North Decant Building Proposed Elevations Sheet 2 of 4	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00683	PL01	North Decant Building Proposed Elevations Sheet 3 of 4	14 July 2021
HCHQ-VGA- HN-ZZ-DR- AR-00684	PL01	North Decant Building Proposed Elevations Sheet 4 of 4	14 July 2021
HCHQ-VGA- HQ-XX-MR- AR-00290	PL01	Headquarters Visual Approach to Public Enterance	14 July 2021
ZZ-XX-DR- CE-001		Existing Drainage Layout	14 July 2021
ZZ-XX-DR- CE-002		Existing Catchment Plan	14 July 2021
HCHQ-00- 00-DR-CE- 01002		Sitewide Drainage Strategy	14 July 2021

HCHQ-00-00-DR-CE-0500		Proposed SuDS Sections	14 July 2021
ZZ-XX-DR-CE-002		Existing Catchment Plan	14 July 2021
HCHQ-00-00-DR-CE-01003		Proposed Catchment Plan	14 July 2021
HCHQ-VGA-XX-XX-DR-AR-00101	PL01	Existing Site Block Plan	14 July 2021
HCHQ-VGA-XX-XX-DR-AR-00100	PL01	Site Location Plan	14 July 2021
HCHQ-ACM-XX-XX-RP-CE-000002		Flood map for planning	19 July 2021
HCHQ-ACM-XX-XX-RP-CE-000002		Flood map for planning	19 July 2021
ZZ-XX-DR-CE-0002		Existing catchment plan	19 July 2021
HCHQ-00-00-DR-CE-01003		Proposed catchment plan	19 July 2021
HCHQ-VGA-HQ-ZZ-DR-AR-02100	P03	Headquarters Building Proposed Fire Strategy - Site Plan	17 March 2022
HCHQ-VGA-HQ-XX-PH-AR-00292	P01	Proposed View From White Bridge Along Parkway Welwyn Garden City	17 March 2022
HCHQ-VGA-HQ-XX-PH-AR-00291	PL01	Existing View From White Bridge Along Parkway Welwyn Garden City	17 March 2022
HCHQ-VGA-MC-XX-DR-AR-00690	PL01	External Store Proposed Floor Plan, Roof Plan and Elevations	28 April 2022

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 or legal interest (easements or wayleaves) which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to contact Environmental Health at Campus East, Welwyn Garden City, Tel: 01707 357242, with regard to the necessary food, hygiene and sanitary standards.
4. This planning permission gives no entitlement to affect any public rights of way or established highway within the application site. Any diversion, extinguishment, stopping up or creation of a public right of way may need its own Order under the Highways Act 1984 or The Town and Country Planning Act 1990 (As amended) before any works affecting the rights of way can be commenced. For further information, please contact the Local Planning Authority on 01707 35700, or Hertfordshire County Council, Environment Department on 01992 555555.
5. 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.
6. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

7. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We

would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7C%7C8974aded6266490d88b608d955acd319%7C2e31fb9b220b49bdba10f6e3dd7307ea%7C0%7C0%7C637635023026402174%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&data=Y%2BgTeOcNRnNWWhOkSKU0XpYYBZxBkvNYoCEW90dz5wFs%3D&reserved=0>

url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7C%7C8974aded6266490d88b608d955acd319%7C2e31fb9b220b49bdba10f6e3dd7307ea%7C0%7C0%7C637635023026402174%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&data=Y%2BgTeOcNRnNWWhOkSKU0XpYYBZxBkvNYoCEW90dz5wFs%3D&reserved=0.

Please refer to the Wholesale; Business customers; Groundwater discharges section.

9. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant

should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to

10. 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

11. 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

12. It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

13. The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

14. A TP, in accordance with the provisions as laid out in Hertfordshire County Council's Travel Plan Guidance, would be required to be in place from the first occupation/use until 5 years post occupation/use. A £1,200 per annum (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed.

Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> OR by emailing travelplans@hertfordshire.gov.uk

15. The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

16. All noisy 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

If noisy works must be carried out beyond these times, then an application must be made for consideration by environmental health under the Control of Pollution Act 1974 (Section 61 application).

Reason – to protect residents from noise from construction works beyond reasonable times

17. 1. 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

2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions

3. 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.

4. 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.

5. 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.

6. All pile driving shall be carried out by a recognised noise reducing system.

7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

9. '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.

10. Any emergency deviation from these conditions shall be notified to the Council without delay.

11. 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.

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

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

2. 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.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles

19. Surface water from the car park area is likely to carry on oil and hydrocarbons. It is therefore recommended that the onsite drainage system should incorporate an oil/water interceptor which acts to prevent petrol/oil being discharged into the surface and groundwater network.

20. It is advised to prevent the possible disturbance and, or destruction of nests during nesting bird season (March-August) by avoiding vegetation clearance works during this period as far as reasonably possible. If works cannot be avoided during the nesting bird season it is recommended that an ecologist supervise the removal of vegetation (trees and dense scrub) and inspect for nesting birds before works commence.

Chris Dale

Christopher Dale
Assistant Director (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

020 8207 7456
buildingcontrol@hertfordshirebc.co.uk
www.hertfordshirebc.co.uk



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.