

To: Miss Catherine Stephens
Langdale Planning Limited
2 Sandpits Lane
Hawkesbury Upton
Badminton
GL9 1BD

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: Miss Catherine Stephens

Application No: 6/2021/3172/FULL

Date of Approval: 25 November 2022

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT: -

Development: Change of use of site (house and garden) from a dwellinghouse (Use Class C3) to a mixed-use as a dwellinghouse (Use Class C3) and for commercial film-making and photographic activities (Sui-Generis)

At Location: 51 Kentish Lane Brookmans Park Hatfield AL9 6NG

Applicant: Mrs T Flammia

Application Date: 8 November 2021

In accordance with the conditions listed below: -

1. The mixed use hereby permitted shall operate for a temporary period of 2 years from the date of the first commercial filmmaking or commercial photography event (whichever comes first), after which time the part of the use of the property for commercial filmmaking and commercial photographic activities must cease in its entirety. The local planning authority must be notified in writing of the date of the first event before it occurs and, for the avoidance of doubt, details of the first event must be submitted in accordance with condition 7 of this permission.

REASON: Based on the submitted information, a temporary permission is only deemed to be acceptable.

2. The use of the site for commercial filmmaking activity shall occur for no more than 24 days per year. Of these 24 days, this use shall occur on no more than 2 days per month. In the case where commercial filmmaking takes place on either the last day of a month or the final 2 days of a month, there must be a gap of at least 5 days until the next commercial filmmaking activity. 'Activity' means actual filming days (not including commercial photography days), days during which preparation occurred prior to filming and days for dismantling any outdoor equipment and other associated outdoor paraphernalia.

REASON: To limit the frequency of the part commercial filmmaking use, in the interest of protecting the area's character and living conditions of neighbouring properties.

3. The use of the site for commercial photographic activity shall occur for no more than 24 days per year. Of these 24 days, this use shall occur on no more than 2 days per month. In the case where commercial photographic activity takes place on either the last day of a month or the final 2 days of a month, there must be a gap of at least 5 days until the next commercial photographic activity. 'Activity' means actual commercial photoshoot days (not including commercial filmmaking days), days during which preparation occurred prior to commercial photoshoots and days for dismantling any outdoor equipment and other associated outdoor paraphernalia.

REASON: To limit the frequency of the part commercial photographic activities use, in the interest of protecting the area's character and living conditions of neighbouring properties.

4. No more than a total of 20 people are to be present at the site at any one time in association with the commercial filmmaking/commercial photographic use hereby permitted.

REASON: To protect area's character and the living conditions of neighbouring properties in terms of noise and disturbance.

5. The use of the site as a commercial filming/commercial photographic location shall not occur at weekends, or on public holidays or outside the following times: 07:30 hours to 19:30 hours Monday to Friday.

REASON: To protect area's character and the living conditions of neighbouring properties in terms of noise and disturbance.

6. The use of generators associated with the commercial filmmaking/commercial photographic activity is not permitted at any time.

REASON: To protect the living conditions of neighbouring properties in terms of noise and disturbance.

7. The commercial filmmaking and commercial photography use must be operated in accordance with the submitted Events Management Plan (by Pulsar Transport Planning, August 2022), save for paragraph 2.7.

3 months following implementation of the part of the use of the property for commercial film-making and commercial photographic activities, a written record of each event which has taken place for that period must be submitted to the Local Planning Authority. The record must include the following details:

- Nature of the event;
- Date(s) of commercial filming/commercial photography days and hours of use;
- Number of people present;
- Number and type of vehicles;
- Details of deliveries;
- Any issues or complaints received, and action taken; and

- Progress on the implementation of the following measures and initiatives: Use of Marshals; Access Arrangements and Parking; Off-Site Parking/Waiting Area; and Emergency Access

The above process must then be repeated every 3 months for the length of the temporary permission.

REASON: Monitoring is required so the overall impact of the development can be reviewed in terms of effect on area's character, highway safety and living conditions of neighbouring properties.

8. The commercial filming and commercial photography use must be operated in accordance with the submitted Servicing and Emergency Vehicle Plan (by Pulsar Transport Planning, August 2022).

REASON: In the interest of highway safety.

9. No equipment or machinery of any kind associated with the commercial filmmaking/commercial photographic location use shall be stored on the site other than within the buildings on the site.

REASON: To protect the residential use of the site and area's character.

10. No lighting or other equipment is to be used externally within 2 metres of the boundary of the property as marked on the 'Lighting Exclusion Zone Plan Ref – TDC058/PL2/001'. Any artificial lighting or other equipment used externally must not exceed 2.5 metres in height, and any artificial lighting equipment used externally must be always fitted with spillage protectors.

REASON: To protect the living conditions of neighbouring properties in terms of light spill.

11. The front garden and driveway must not be used for commercial filmmaking or commercial photography and shall be used as car parking and for vehicular movements only.

REASON: To ensure that the front garden and driveway area is maintain for such uses.

DRAWING NUMBERS

12. 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
		Location Plan	5 November 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 or legal interest (easements or wayleaves) which may affect the land.



Chris Carter
Assistant Director (Planning)

HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
www.hertfordshirebc.co.uk

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



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.

Uses 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.





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 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.