

To: Mr Robert Britnell  
Bob Britnell - Planning Consultancy  
28 Orchard Close  
Canterbury  
CT2 7AL

## **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  
Approval of Permission for Development**

To: Mr Robert Britnell

**Application No:** 6/2022/1943/FULL

**Date of Approval:** 7 July 2023

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

**Development:** Erection of a new dwelling with associated landscaping works

**At Location:** Land between 48 & 50 The Ridgeway Cuffley EN6 4BA

**Applicant:** Mr P Bowler

**Application Date:** 19 August 2022

In accordance with the conditions listed below: -

**PRIOR TO COMMENCEMENT**

1. No development shall commence until a Construction 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 must not be carried out other than in accordance with the approved Plan. The Construction Management Plan shall include details of:
  - a) Construction vehicle numbers, type, routing;
  - b) Access arrangements to the site;
  - c) Traffic management requirements if required;
  - d) Construction and storage compounds including areas designated for car parking, loading/unloading and turning areas;
  - e) Timing of construction activities (including delivery times and removal of waste) and to avoid peak times;
  - f) Provision of sufficient on-site parking or alternative arrangements prior to commencement of construction activities; and
  - g) 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); Policies M14 and

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

2. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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 maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield District Plan 2005; the draft Local Plan Proposed Submission August 2016; Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

3. No development shall take place until a Piling Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development must not be carried out other than in accordance with the approved details. The Piling Method Statement must include details of:

- a) the depth and type of piling to be undertaken
- b) the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to trees
- c) the programme for the works.

REASON: To ensure that any works undertaken comply with arboricultural best practice required in order to protect the existing trees of the development hereby permitted in accordance with Policies GBSP2, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005; Policies SADM11 and SADM16 of the draft Local Plan Proposed Submission August 2016; Policy D3 of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

4. No development shall commence until a scheme for the protection of the trees within the vicinity of the site, in accordance with BS 5837:2012, including a tree protection plan and an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved details. Specific issues to be dealt with in the tree protection plan and arboricultural statement include:

- a) Details of construction within the root protection area or that may impact on the retained trees including details of: site access, on site welfare facilities, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
- b) A full specification for the installation of boundary treatment works;
- c) A specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing;

- d) Tree protection during construction indicated on a tree protection plan and the construction activities clearly identified as prohibited in this area;
- e) A schedule of arboricultural supervision and inspection by a suitably qualified tree specialist, including any ongoing reporting, inspection or supervision that is required.
- f) Methods to improve the rooting environment for retained and proposed trees and landscaping

REASON: To ensure that any works undertaken comply with arboricultural best practice 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 SD1, R17, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policies SP9, SP10, SADM11 and SADM16 of the draft Local Plan Proposed Submission August 2016; Policy D3 of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

5. No development above ground level 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. Thereafter, the development must 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
- b) means of enclosure and boundary treatments
- c) hard surfacing, other hard landscape features and materials
- e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- g) 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 SD1, R17, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policies SP9, SP10, SADM11 and SADM16 of the draft Local Plan Proposed Submission August 2016; Policy D3 of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

6. No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and associated highway works, as shown indicatively on the aforementioned submitted drawing number 086 PL 17 rev C titled Vehicle access and visibility splay. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before commencement of work of the development. This shall include the permanent provision of visibility splays measuring 2.4m x

66m, within which there shall be no obstruction to visibility between 600mm and 2 metres above the carriageway level.

REASON: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018); Policies M14 and D1 of the Welwyn Hatfield District Plan 2005, Policy SADM2 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

7. No development shall commence until a scheme for the provision of secure cycle parking on site has been submitted to and approved in writing by the Local Planning Authority. thereafter, the development shall not be carried out other than in accordance with the approved scheme.

REASON: In order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance Policies M6 and M8 of the Welwyn Hatfield District Plan 2005; Policy SADM12 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

8. No development shall commence until details of the location, design and specification of the refuse bin and recycling materials storage bins have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies R5 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

9. No development shall commence until full details of Air Source Heat Pump, Mechanical Ventilation with Heat Recovery and Photovoltaic cells (or suitable alternative measures to maximise energy conservation and/or opportunities for renewable energy and low carbon energy supply) have been submitted and approved in writing by the Local Planning Authority. Thereafter, the Air Source Heat Pump, Mechanical Ventilation with Heat Recovery and Photovoltaic cells (or suitable alternatives to be agreed in writing) must be fully installed in accordance with the approved details, made fully operational prior to the occupation of the building and maintained as such for their operational lifetime. The details to be submitted shall include, on a suitably scaled plan and written statement regarding the Air Source Heat Pump, Mechanical Ventilation with Heat Recovery and Photovoltaic cells (or full details of suitable alternatives).

REASON: To maximise energy conservation and/or opportunities for renewable energy and low carbon energy supply in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the

character of the area in accordance with the Policies SD1, R3, R4, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

10. No development shall take place until details of the implementation, maintenance and management of the sustainable urban drainage scheme have been submitted to and approved by the Local Planning Authority. Thereafter, the scheme shall be implemented, managed and maintained in accordance with the approved details. Those details shall include:

- a) A timetable for its implementation, and
- b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

REASON: To protect the surrounding environment from pollution in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

#### PRIOR TO OCCUPATION

11. The development hereby approved must not be occupied until the vehicular access has been installed in accordance with the approved detailed technical plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018); Policies M14 and D1 of the Welwyn Hatfield District Plan 2005; Policy SADM2 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

12. The development hereby approved must not be occupied until the ecological enhancements in Chapter 7 of the Preliminary Ecological Appraisal by Wychwood Environmental Ltd (report date April 2022) relating to landscaping, green roof, bird and bat boxes, woodland management and forest gardens have been implemented in full.

REASON: The ecological enhancements of this site are 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 SD1, R11, R17, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policies SP9, SP10, SADM11, SADM16 and SADM18 of the draft Local Plan Proposed Submission August 2016; Policy D3

of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

#### OTHER

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class A (Enlargement), Class B (Addition Alteration to Roof) and Class E (Buildings Incidental) of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of Green Belt appropriateness; the openness, character and appearance of the Green Belt; and high quality design, in accordance with Policies RA4, GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005; and the National Planning Policy Framework.

14. Construction deliveries, demolition and construction works, which shall include use of any plant or machinery, cleaning and maintenance of plant or machinery, deliveries to the site and movement of vehicles within the curtilage of the site, must not take place other than between 0800 hours and 1800 hours Mondays to Fridays and 08:00 hours and 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: To ensure that the development is undertaken in a manner which reduces any potential impact upon the residential amenities currently enjoyed by existing residents and businesses in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

15. 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 five 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 SD1, R17, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policies SP9, SP10, SADM11 and SADM16 of the draft Local Plan Proposed Submission August 2016; Policy D3 of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

16. External lighting must not be installed unless otherwise agreed in writing by the Local Planning Authority. Any external lighting must be designed to minimise light spill upon bats within the site.

REASON: To minimise impact on bats and wildlife in accordance with Policy R11 of the Welwyn Hatfield District Plan; Policy SADM18 of the draft Local Plan Proposed Submission August 2016; Policy D1 of the Northaw and Cuffley Neighbourhood Plan; and the National Planning Policy Framework.

#### DRAWING NUMBERS

17. 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>
A3300UK829 8091121691		Site Location Plan	19 August 2022
12530 18		Site Survey	19 August 2022
086 PL 01		Proposed Block Plan	19 August 2022
086 PL 03		Proposed Floor Plan lv1	19 August 2022
086 PL 05		Proposed South West Elevation / Section B	19 August 2022
086 PL 07		Proposed North East Elevation	19 August 2022
086 PL 09		Proposed Section / Elevation C	19 August 2022
086 PL 11		Proposed Elevation / Section E	19 August 2022
086 PL 13		Root Protection Areas - Sheet 2	19 August 2022
086 PL 15		Root Protection Areas with Proposed	19 August 2022
086 PL 02		Proposed Plan Lvl 0	19 August 2022
086 PL 04		Proposed Plan Lvl 2	19 August 2022
086 PL 06		Proposed North West Elevation	19 August 2022
086 PL 08		Proposed South East Elevation	19 August 2022
086 PL 10		Proposed Section / Elevation	19 August 2022



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086 PL 12		Root Protection Areas - Sheet 1	19 August 2022
086 PL 14		Tree Canopies	19 August 2022
086 PL 16		Indicative Planting Schedule	19 August 2022
086 PL 17	C	Vehicle access and visibility splay	12 April 2023

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 development will involve the numbering of properties and/or the naming of new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. AN1) Storage of materials: 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://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: 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://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN3) Road Deposits: 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://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. 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://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

4. If removal and/or works is required to any of the trees within the site, this work must be undertaken outside the bird nesting season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area to be removed should be inspected for evidence of nesting by a suitably competent Ecologist no more than 24 hours in advance of clearance. If active nests are found, works should stop until the birds have left the nest.
5. Care must be taken when using tracked vehicles within the site. Temporary tracks should be placed on the ground to encourage vehicles to only track within designated areas, in an effort to protect tree roots, ground vegetation

and cryptic species such as common toads. Areas should be inspected before tracks are placed.

6. To ensure that the site remains accessible to local wildlife such as hedgehogs which may be present in the area the boundary treatments for the site should include access points.
7. Consideration should be given to the former hornbeam coppice, within the centre of the site. This coppice has not been managed for 50-100 years and the trees appear to be becoming top heavy. In the near future the trees will start to split and lose limbs. Under the guidance of an arboriculture specialist, it is proposed that the crown of these trees is thinned/reduced in order to take the weight out of the top of the trees.
8.
  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.
9. 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](mailto: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](http://www.hertfordshirebc.co.uk)

A handwritten signature in black ink, appearing to read "Chris Carter".

**Chris Carter**  
**Assistant Director (Planning)**

**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@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hertfordshirebc.co.uk](http://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.