

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2020/2857/FULL
Location: 73 Pine Grove Hatfield AL9 7BL
Proposal: Erection of 2 x three storey semi-detached houses following demolition of existing detached bungalow; re-submitted revision of Planning Approval 6/2018/0215/FULL to regularise siting relative to neighbours as begun to be built.
Officer: Mr Raymond Lee

Recommendation: Granted

6/2020/2857/FULL

Context	
Site and Application description	<p>The application site comprises a detached bungalow within an established residential area in the specified settlement of Brookmans Park. Pine Grove is characterised by predominately large detached dwellings set within generous plots, however there are some examples of semi-detached dwellings and small number of bungalows.</p> <p>Planning permission was granted in April 2018 under application number 6/2018/0215/FULL for the erection of two 3 storey semi-detached houses following demolition of a detached bungalow on the site. The building was built up to first floor level but works had ceased in July 2020 when the following inaccuracies with the approved plans were discovered:</p> <ul style="list-style-type: none"> - The proposed site plan and roof plan for application 6/2018/0215/FULL included the neighbouring dwellings at numbers 71 and 75 Pine Grove. It has however been established that these properties were drawn incorrectly on these plans and therefore the relationship with the proposed development was misleading. - The location plan (edged in red) was incorrect in terms of the common boundary line with No.75. <p>The scheme was later resubmitted under planning application ref: 6/2020/1828/FULL to regularise the above discrepancies but was subsequently refused on neighbour amenity grounds relating to light and outlook specific to No. 75 Pine Grove.</p> <p>The current application now seeks to overcome the previous reason for refusal by setting back the first storey element of the semi-detached property that adjoins No. 75 by 1.8 metres.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 11.52 PAR - PARISH (NORTH MYMMS) - Distance: 0 ROW - FOOTPATH (NORTH MYMMS 068) - Distance: 27.76 Wards - Brookmans Park & Little Heath - Distance: 0</p>

	HEN - No known habitat present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0		
Relevant planning history	<p>Application Number: 6/2018/0215/FULL Decision: Granted Decision Date: 06 April 2018 Proposal: Erection of 2x three storey semi-detached houses following demolition of existing detached bungalow.</p> <p>Application Number: 6/2019/0700/COND Decision: Granted Decision Date: 25 July 2019 Proposal: Submission of details pursuant to condition 1 (Materials) , 2 (Landscaping), 3 (Tree Protection Plan), 5 (Crown Roof Details) on planning permission 6/2018/0215/FULL</p> <p>Application Number: 6/2020/1828/FULL Decision: Refused Decision Date: 29 September 2020 Proposal: Erection of 2 x three storey semi-detached houses following demolition of existing detached bungalow. Revision of planning permission 6/2018/0215/FULL</p> <p>Reason for refusal:</p> <p><i>'The proposed development would be unduly dominant when viewed from the nearest first floor rear window which serves the master bedroom and private rear garden of No.75 Pine Grove. Furthermore, there would be significant loss of sunlight to the nearest first floor rear window and private rear garden directly beyond the rear bi-fold doors for a large proportion of the day. Consequently, harm to the living conditions of the occupiers of No.75 would result in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.'</i></p>		
Consultations			
Neighbour representations	Support: 0	Object: 2	Other: 0
Publicity	Site Notice Display Date: 16 December 2020 Site Notice Expiry Date: 8 January 2021 Neighbour notification letters		
Summary of neighbour responses	Two neighbour representations have been received, objecting to the application. These are summarised below and include the following: <ul style="list-style-type: none"> • Loss of outlook • Loss of light • Overdevelopment of the site • Overly dominant form of development • Development out of keeping with character of the area • Fire safety concerns • Inaccuracy of drawings 		
Consultees and responses	North Mymms Parish Council – No comment.		

	<p>HCC Transport Programmes & Strategy – No objection subject to conditions.</p> <p>HCC Rights of Way (South) – No response.</p> <p>WHBC Landscapes Department – No response.</p> <p>WHBC Client Services – No response.</p> <p>WHBC Parking Services – No objections.</p> <p>The Ramblers' Association – No response.</p> <p>Hertfordshire Ecology – No response.</p> <p>WHBC Public Health and Protection – No response.</p>
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Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes
Others: Local Plan Policies SD1, R1, D8 and H2

Emerging Local Plan 2016

SP1 Delivering Sustainable Development
SP3 Settlement Strategy and Green Belt Boundaries
SADM1 Windfall Development
SP4 Transport and Travel
SADM2 Highway Network and Safety
SP9 Place Making and High Quality Design
SADM11 Amenity and Layout
SADM12 Parking, Servicing and Refuse

Main Issues

Principle of development	The principle of the residential development at this site for two semi-detached dwellings has been established under planning application reference 6/2018/0215/FULL. Planning policies remain unchanged and there is no reason to reach a different conclusion in this respect.
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Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.</p> <p>The NPPF places a clear emphasis on high quality design and states in paragraph 130 that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>Concerns were raised by the adjoining neighbours that the proposals would result in overdevelopment of the plot. The proposed dwellings currently proposed are of very similar design to that granted under application 6/2018/0215/FULL and the same as that proposed previous refused scheme with the exception of the setting back of the first storey element of the semi-</p>
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	<p>detached property that adjoins No. 75 Pine Grove by 1.8 metres. As previously identified, the proposed development, with the corrections made to the discrepancies in the plans, would be greater in height (to the ridge and eaves) and depth at both ground and first floor level (although now to a lesser extent due to the reduction of 1.8 metres for one half of the building). The spacing distance to the common boundaries at first floor level would also be reduced as a result. However the differences are considered negligible, and the heights of the dwellings of both sides and those in the immediate locality would still be respected and the increases in wall-to-wall length between the approved scheme and the current proposal are not significant as to warrant a reason for refusal. Moreover it was considered that the resultant spacing distance would be in keeping with that witnessed between other buildings in the area and the proposed dwellings would be sited in a very similar position to the approved development and therefore the building line would continue to be respected. The proposals would therefore not represent cramped form of development.</p> <p>Concerns were also expressed by the neighbours with respect to the staggered appearance of the first floor rear projection not being in keeping with the character of the area due to the solitary step back of only one half of the semi-detached pair.</p> <p>Whilst the design of the approved building already includes a separating parapet wall feature along the party wall between the semi-detached pair, the development will now result in a featureless flank wall extending the full height of the building. Whilst this feature would be visible from the gardens of Nos. 75 and 77 Pine Grove and No. 8 The Drive, it would not appear prominent from public vantage points. Views between from Pine Grove would be restricted by the narrow gaps between the dwellings, whilst views from The Drive would be limited to glimpsing views due to established planting and the presence of intervening built form.</p> <p>It is acknowledged that this is not representative of high quality design and in normal circumstances such a feature to a uniform pair of semi-detached buildings would not be accepted. However, given the circumstances of this case, it represents an acceptable compromise.</p> <p>It should also be highlighted that no changes are proposed to the principle elevations of the buildings and the external materials proposed would match that which has been approved in under 6/2019/0700/COND. It is therefore considered that the proposed design, although not ideal, would not result in detrimental impact upon the established character of the area, and would represent a reasonable compromise to overcome the neighbour amenity issues which is discussed in the subsequent section.</p> <p>Taking account of the above, the proposed development would be, on balance, acceptable in this respect.</p>
<p>Impact on neighbours</p>	<p>District Plan Policy D1, in conjunction with the SDG outlines that development will be required to provide a good standard of amenity for buildings and external open spaces. In particular, development should not cause loss of light or be unduly dominant from adjoining/adjacent properties. There should also be a reasonable degree of privacy to new and existing private living space and the main private garden area.</p> <p>The NPPF outlines that development should provide well-designed places.</p>

Ensuring development protects the amenity and living conditions of neighbouring properties/dwellings is considered a key aspect of good design.

The main properties that may be affected by the proposal are the two immediate neighbouring properties at Nos. 71 & 75 Pine Grove. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal.

71 Pine Grove

This is a two-storey detached dwelling located to the immediate south of the proposed development. The two-storey element of the proposal would extend approximately 3.1 metres beyond the rear wall of this dwelling and the single storey element by an additional approximate distance of 3.9 metres. The single storey element would have a height of 3.1 metres.

Whilst concerns are raised in relation to the impact to their outlook by the proposed rear projections, it is important to note that the proposed development from the perspective on No. 71 has remained the same as that previously refused under 6/2020/1828/FULL where there were no significant harm identified to the living conditions of the occupiers of this property in terms of light and outlook. As such there is not considered to be any material reason to come to a different conclusion in this instance.

As for the impact upon their privacy, since there will be three first floor windows serving an en-suite, bedroom and hallway and a rooflight serving a bedroom that would face the flank wall and flank window of this adjacent property, it is considered reasonable and necessary to ensure (via planning condition) that the openings are fixed and obscure glazed above 1.7 metres internal floor level.

75 Pine Grove

This neighbouring property comprises of a two-storey detached dwelling with single storey rear additions located to the immediate north of the proposed development. It is noted that due to the orientation of the buildings, the rear of this property is angled towards the application building.

It was previously considered that the proposed two storey element would be unduly overbearing when viewed from the nearest first floor rear window and private rear garden. It was also considered that due to its depth, height and proximity to the common boundary of the proposed two-storey element would result in significant loss of sunlight to the amenity areas of this neighbour.

As mentioned above, the current scheme now proposes a reduction in the depth at first floor level. In assessing the impact on daylight, the applicant has indicated on the submitted plans that the development will now pass the 45 degree light test to neighbour's master bedroom window. The neighbours have however disputed the accuracy of the 45 degree line. It was stated that due to the fact that the rear of No.75 is skewed towards the application site a further reduction to the first floor projection is required. However it is understood that the sight line shown on the proposed drawing is on a roof plan and the proposed roof has an overhang of approximately 200mm. The applicant has subsequently amended the plan to show the 45 degree line taken from the proposed external wall of the building to demonstrate that the development

	<p>passes the light test and would not result in detrimental overshadowing of No. 75's primary window.</p> <p>In terms of impact on outlook, the two-storey element of the previous refused scheme projected approximately 4.8 metres beyond the rear wall of No. 75 and 2.4 metres beyond the ground floor rear wall of this property. The scheme has now been reduced to approximately 3 metres and 0.6 metres respectively which would be comparable to the approved scheme. As such the proposal will now only see a marginal increase in additional depth which together with the circa 1 metre set in from the boundary would ensure that the development would not be unduly dominant to warrant a refusal.</p> <p>As identified in the previously refused application, the single storey element would see an increase in projection however the height and set-back distance would mitigate any adverse impact upon the outlook of No.75. The existing boundary treatment would also serve to reduce its visual impact when viewed from the neighbour's side.</p> <p>Consequently, for above reasons, the proposed reduction in the depth of the first floor element would overcome the previous harm identified to the living conditions of the occupiers of No.75 in terms of light and outlook.</p> <p>In terms of privacy, no changes have been proposed to the positioning of the windows and rooflight that faces the flank wall and flank window of this adjacent property. As such it is considered necessary and reasonable to impose an obscure glazing condition upon approval to maintain the privacy of No. 75.</p>
<p>Living conditions of future occupiers</p>	<p>The proposed 5 bedroom dwellings would meet national space standards and provide a good standard of amenity for future occupiers in terms of outlook, light and natural ventilation. A reasonable degree of privacy to living spaces and the garden would be maintained with overlooking limited to an acceptable degree. Furthermore, the gardens would be suitably commensurate to the size of the dwellings.</p>
<p>Access, car parking and highway considerations</p>	<p>The Highways Authority have been consulted for this application and has stated that the re-submitted plans make no changes or impacts to highway safety aspects. Conditions have however been requested in relation to vehicular access and pedestrian visibility which are considered to be reasonable and appropriate to the development proposed.</p> <p>In terms of parking, the proposed plans indicate that the front driveway of each plot would provide space for 3 off-street car parking spaces which meets the requirement of 4-bedroom plus dwelling in this location in line with the Council's SPG guidance.</p> <p>The current scheme proposes secure cycle parking stores at the bottom of the rear garden for each dwelling. A planning condition can be imposed in the event of an approval to secure a suitable layout and design and ensure that these are provided prior to occupation.</p>
<p>Landscaping Issues</p>	<p>Policy D8 requires landscaping to form an integral part of the overall design, and in this respect the high quality design required by Policy D1 and D2 would again be relevant. The retention and enhancement of existing landscape features will be expected where feasible; where this is not possible,</p>

	<p>replacement planting should be carried out. In addition, Policy R17 of the District Plan outlines that the Council will seek the protection of retained trees.</p> <p>It should be noted that the approved development is subject to a landscaping scheme (granted under application: 6/2019/0700/COND). In comparing the approved scheme with the current submission, the only difference involves the removal of three out of the seven existing trees in the rear garden which is the same as that previously proposed under 6/2020/1828/FULL. The Council's Tree Officer was consulted on the current scheme and although no comments have been received, there were no objections to their removal or to the proposal on landscape grounds in the previously refused application. The development is therefore considered acceptable in this regard.</p>
<p>Any other considerations</p>	<p><i>Permitted development rights</i></p> <p>It is important to note that the two new dwellinghouses would by default benefit from permitted development rights for further extensions. Given that the proposed development already extends beyond the rear of the adjacent properties and has been purposely designed to overcome the impact upon the living conditions of neighbouring properties, with particular regard to daylight and overbearing impact, it would be reasonable and appropriate to impose a planning condition withdrawing permitted development rights for extensions, enlargements and alterations under Classes A and B for the new dwellings.</p> <p><i>Ecology</i></p> <p>The application is located within an area of high priority for habitat creation and there are mixed semi-natural habitats including woodlands, scrub, grasslands, hedgerows, and a stream in close proximity.</p> <p>Whilst Hertfordshire Ecology had not provided any comments for the current application, they had previously stated that there is considered that any ecological surveys are required having regard to good and well-sealed condition of the existing bungalow. However, as with the previous permission, Informatives pertaining to bats, birds, and hedgehogs during construction works can be added in the event of an approval.</p> <p><i>Waste and recycling</i></p> <p>Whilst bin storage area has not been shown on the submitted drawings, it is noted that a side access to the rear garden of both dwellings would be retained within which bins could be stored and dragged out on collection days. It is therefore not necessary for a planning condition requiring bin storage to be approved by the Local Planning Authority.</p> <p><i>Fire Safety</i></p> <p>Fire safety is a matter to be dealt with at building control stage and not a material planning consideration.</p>
<p>Conclusion</p>	
<p>Having regard to all of the above, subject to the suggested planning conditions, the proposed development would accord with all relevant local and national planning policies. The application is therefore recommended for approval.</p>	

Conditions:

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

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

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

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

3. 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 Classes A and B 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 residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (73PG-49 Rev A) 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).
5. The gradient of the vehicular access shall not exceed 1:10 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway. 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 construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).
6. Prior to the first occupation of the development hereby permitted 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained

each side of both accesses. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway. Reason: To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

DRAWING NUMBERS

7. 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
73PG-12	C	Block And Site Plan	3 November 2020
73PG-05		Proposed 1st Floor Plans	2 November 2020
73PG-03		Existing Side Elevations	2 November 2020
73PG-06		Proposed 2nd Floor Plans	2 November 2020
73PG-02		Existing Front + Rear Elevations	2 November 2020
73PG-01		Existing Floor Plan	2 November 2020
73PG-07		Proposed Elevations +Sections	2 November 2020
73PG-04		Proposed Ground Floor Plans	2 November 2020
73PG-08		Proposed + Existing Street Elevations	2 November 2020
73PG-11	K	Proposed Roof Plan	3 February 2021
73PG-10		Proposed Site Layout	2 November 2020
73PG-48		Crown Roof Details	2 November 2020
73PG-13		Existing Site Layout	2 November 2020
73PG-14		Proposed Roof And Landscape Plan	2 November 2020
73PG-51		Proposed And Existing Roof Plan	2 November 2020

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).

Informatives:

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 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.
4. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
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. If bats or evidence for them is discovered during the course of any works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900.
7. To avoid killing or injuring of hedgehogs it is best practice for any brash piles to be cleared by hand. Any trenches on site should also be covered at night or have ramps to prevent and avoid hedgehogs being trapped during construction. It is also possible to provide enhancements for hedgehogs by making small holes within any boundary fencing. This allows foraging hedgehogs to be able to pass freely throughout a site.
8. The removal or severe pruning of trees and shrubs should be avoided during the bird breeding season (March to August inclusive [Natural England]) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than 3 days in advance of vegetation clearance and if active nests are found, works should stop until the birds have left the nest.

9. 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: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
10. Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.
11. Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/drop-ped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.
12. 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.
13. 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

Determined By:

Mr Mark Peacock
4 February 2021