

6/2016/1857/VAR & 6/2016/1691/COND- Cuffley Project –

Email from Agent received 8.3.17

Dear June,

With regard to 6/2016/1857/VAR & 6/2016/1691/COND- Cuffley Project - Willow City Estates PLC & Hancock Architecture Ltd

Thank you for taking the time today to look into our application / discharge of conditions and our proactive telephone conversation today.

Would you kindly confirm via response email and/or letter with regard to our agreements on materials / conditions detailed below.

I hope we can finally settle these issues which are now an encumbrance to construction.

I have been asked by my client to tell you we will not currently be amending the plans for access beyond the last plans sent in for variations.

This is due to no formal response from solicitor/court with regard to agreement, although court/solicitor decision has been made regarding access dispute.

A larger setback of the shop front at ground floor level is most likely and will encompass a variation or separate planning application at a later date.

For the time being with the designed structure being self supporting in steel and concrete slabs above can facilitate a continuation in construction without the set back/shop front being constructed. Protective Hording will be placed over for health and safety and protection.

With regard to material context...

1) Agreement on - Continuation of Brick walling at first and second floor levels throughout as per elevations last submitted.

Slight repositioning of windows – as per last elevations submitted.

extract from previous correspondence- The engineers felt that to construct a robust structure, certain steelworks elements would need to be in place. To uphold this design and keep cost

to a reasonable level, my client Willow City Estates PLC and I, would like to change the SIPS timber panel areas to brick and block construction

throughout.

With regard to materials...

1) Brick – Already agreed and as previous email – Chiltern – 5 tones best match to existing.

2) Detail brick - Rustic Blue – as per elevation submitted

- 3) Shopfront Light Grey - Powder Coated Aluminium – closer match to COOP shop frontage
- 4) All other windows and doors - White Upvc
- 5) Lighting Internal and External - all low powered LED – ST/ST down lighters at main entrance to flats, ST/ST bezel spotlights under pedestrian and vehicular access way
- 6) Outside LED lighting – Throughout, Agreed and as previous email – No signage/lighting specification for shop front as tenant business unknown at present.
- 7) Guttering - Black ABS plastic squared, down pipes to match
- 8) Roof Tiles - Lightweight cementeous tile from marley eternit – colour flame brown – or turf brown

<https://www.marleyeternit.co.uk/~media/Roofing-Specification/pdfs/Roofing-Specification-Guide---Slate.pdf?la=en>

9) Now roofing tile to be brown to attempt a match at the mottled concrete tile of existing, shall we have preservation style skylights in brown along with air vents or can they remain grey and black?

10) We forgot to mention the fold out escape ladder? – this can come any colour, shall we have it black to look like a drain pipe or light grey to match shop front? I think light grey would look less contrasting or intrusive.

extract from previous correspondence.

Due to reasonable requirement from building control with regard to safe escape in the event of fire, This variation of permission should include our proposal of an an external fold out fire escape ladder on the inside wall of the main building, South facing side, where also full egress windows at the landings of the stairs permit full opening egress to access the said ladder and means of escape. The ladder is by means of ingenious design, fully secure from below from misuse and opening. The ladder looks like an aluminium drainpipe and its dimensions are similar, yet square in its profile, rising vertically up the building to just below the eaves. Please see plans.



<http://www.safelincs.co.uk/saffold-fold-out-fixed-fire-escape-ladder/>

11) Landscaping -

NONE, existing area is all parking.

12) Parking -

With reference to previously submitted parking plan agreed at last council consultation meeting. with addition of one further parking space where possible. please see last submitted parking plan.

I had sent in a document regarding the conditions, never had a response from your office. I hope these statements will support the final discharge of conditions.

Agreed Planning Conditions Change Request

3. No development shall take place until further full details on a suitably scaled plan of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out as approved. The landscaping details to be submitted shall include:-

a) means of enclosure and boundary treatments;

b) existing and proposed finished levels and finished floor levels of the dwelling;

c) details for all hard surfacing (including permeable hard surfacing 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 Policy D8 of the Welwyn Hatfield District Plan 2005.

We seek permission to alter the above condition 3.a-c so that:

1)The building may be constructed unencumbered by this side project and to enable us to visualize and appropriate the best design possible in adherence to the said condition.

2) To pass this design to Welwyn Garden City Planning Authority at a later date if required, after the building is completed. This also allows for my client to liaise with all the leaseholders in good time to discuss the best way forward with improving their parking and security.

- Please also see Condition 10 change request

4. Before any demolition, clearance, building or other works commence on site, details shall be submitted to and approved in writing by the Local Planning Authority, specifying:

a. Construction vehicle numbers, type, routing;

b. Traffic management requirements;

c. Construction and storage compounds (including areas designated for car parking);

d. Cleaning of site entrances, site tracks and the adjacent public highway;

e. Timing of construction activities to avoid school pick up/drop off times;

f. Provision of sufficient on-site parking prior to commencement of construction activities;

REASON: In the interests of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

We Propose for these conditions, and seek agreement for the following which would be upheld by main contractor and site foreman.

a) minimalisation of site delivery in phased construction.

b) full site, deliveries, traffic and access management with health and safety due diligence.

Groundworks and phased construction plan (highlighted items are constructed)

1. Piling, 1-2 days auger drilled piling on trailer derek, on the North side (site of main building) first. No change to access for residents at this stage. Temporary arris with health and safety signage.
2. Piling, 1-2 days auger drilled piling on trailer derek, on the South side (Access Roadway). Re-routing residents access to the North side and covering dangerous anomalies for safety and access prior to any further ground works on the North Side. Temporary arris with health and safety signage.
3. Construction and upgrade of parking area drainage, rain drainage and new manhole where required. Construction of new leaf of wall to existing building with tie clips and concrete lintels to accept steelworks to first floor wall plate level. Temporary scaffolding and Temporary arris on Access Roadway
4. Erection of Required Scaffolding to rear and side of main building site as stipulated by specialist. Erection of hoarding / arris for main construction site and installation of health and safety signage with safe access returned to South Side access roadway to the parking at

the rear for residents. Installation of temporary lifter platform in front of building within hoarding of main site. All accesses retained to passers by and residents. North Side General Groundworks, demolition and removal of hardcore for recycling and digging out of ground to cast in foundations as per engineers plans. Creation of new drainage where required. Retaining full residents access in the South Side main roadway.

5. Delivery of steel work by 2-3 trucks on Maynard Place, immediate drop off with storage (over main building site) on temporary supports, off ground ready for installation. Retain full residents access on the South Side Access Roadway.
6. Erection of main sub structure and Installation of all steelworks required as shown in engineers details. Retention of residents access on South Side Roadway.
7. Delivery of pallets of brick and block to be stored on main building site in 5 truck loads, immediate drop off. Retention of residents access on South Side Roadway.
8. Delivery of rear 1st floor Precast Concrete Flooring – 1 Truck, Immediate drop off.
9. Drive into parking area suitable crane to install Precast Flooring of Rear Proposed Flat 1st Floor and precast stair core elements tied to structure of vertical service riser. Temporary parking arrangements will be required of residents for working hours over 2 days.
10. Erection of elevated flats steel structure over South Side roadway sub structure and Installation of all steelworks required as shown in engineers details. 1-3 Working days temporary parking arrangements for residents required.
11. Use suitable crane parked in Maynard Place to install Precast Flooring of Elevated flats over roadway. Temporary parking arrangements will be required of residents for working hours over 2 days.
12. Delivery of steel deck flooring on one truck, immediate delivery and drop off. Move my means of lifter to 1st Floor. South Side roadway - Temporary Access Restriction Only.
13. Delivery of steel deck flooring on one truck, immediate delivery and drop off. Move my means of lifter to 1st Floor. Retention of residents access on South Side Roadway.
14. Installation of steel deck over commercial area and elevated flats over roadway. Temporary parking arrangements will be required of residents for working hours over 2 days.
15. Wet Mix Concrete Delivery with pump and derrick to steel deck floors, 1 Truck parked at roadside of Maynard Place, allowing for passing traffic to car park and unencumbered access to main roadway for 1 working day. Possible temporary parking requirement for residents on this day.
16. One delivery and immediate drop off, of precast concrete floor slabs to roadside adjacent main site on Maynard Place. Residents access retained at South Side Roadway.
17. One final delivery of Brick and block on one truck for remaining stories to be stored on cured concrete levels for direct installation alongside other building and delivery processes. Truck parked on Maynard Place allowing for passing traffic to car park and South Side access roadway.
18. Delivery by 2 trucks of timber joists to front of building for roofing and internal stud work on same day. Access to car park and South Side Roadway retained.
19. Suitable crane to be sited on roadway of Maynard Place for one working day to install remaining precast concrete flooring elements and move timber to working levels 1st and 2nd storey. Parked on Maynard Place.
20. Delivery by 1 truck of timber battens for roofing along with sarking/breathable moisture membranes and tiles, immediate drop off. access to car park and South Side Roadway retained.
21. Unknown number of deliveries by Van with immediate drop off and raising to required storey by lifter platform of insulation, steel stud, glazing units, doors and others to finish structure and main fitment. Access to car park and South Side Roadway retained.

22. Second Fix and remedial external works including guttering and external light fittings. access to car park and South Side Roadway retained.
23. Unknown number of Van deliveries for final fitment of heating/cooling plant and electrical, plumbing, kitchens and bathrooms for final fitment. access to car park and South Side Roadway retained.

-end of plan

The use of the approved A5 premises must operate only between the hours of 11:00 to 23.00 Sunday to Thursday, and from 11:00 to 24.00 on Fridays and Saturdays and no customer is permitted to be on the premises outside of these times.

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

Due to unforeseen legal circumstances, we seek permission to have rescinded Condition 5 above, where a planning requirement for A5 use was previously granted. As stipulated by title deed, lease variation covenant, 28 July 1996 to, No 43 Station Road: ***That NO A5 use – fast food, café or restaurant, food bar or dry cleaners business be sited in the commercial area on the ground floor of any proposed future development for this site.***

We seek permission for variation on use class within the (highlighted use class criteria). **If this is incidental please leave this decision as is.**

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

Sui Generis

- Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

6. No deliveries to the approved A5 premises must take place outside the hours of 07.00 and 21.00 on Monday to Saturday and 10.00 to 14.00 on Sundays.

REASON: In the interests of neighbouring amenity, in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and paragraph 17 of the National Planning Policy Framework.

As with the aforementioned Condition 5, we seek to have this Condition 6 rescinded entirely as no longer class A5 requirement.

7. No development shall commence until a noise report has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of a survey of the existing environmental noise in the area and Page 5 of 9 an assessment of the noise generated by any proposed kitchen air handling system (including a BS4142 (2014) assessment of commercial noise). An appropriate mitigation scheme shall be submitted with this noise report for the approval of the Local Planning Authority. This must incorporate an appropriate scheme demonstrating that the kitchen air handling system, including noise and odour details, is in accordance with the DEFRA “guidance on the control of odour and noise from commercial kitchen exhaust systems” and BS4142 (2014). Subsequently, the kitchen air handling system shall be implemented in accordance with those shown on the approved plans and shall be retained thereafter.

REASON: In the interests of neighbouring amenity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

As with the aforementioned Condition 6 & 5, we seek to have this Condition 7 rescinded entirely as no longer class A5 requirement.

8. No development shall commence until the new access serving the development is completed in accordance with the approved plan drawing number 0/A100/PR/001 Rev C and is constructed to the specification of the Highway Authority and Local Planning Authority’s satisfaction.

REASON: To ensure the provision of an access appropriate for the development in the interests of highway safety and convenience in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

We seek permission to alter this condition. It would negatively impact on construction processes, dramatically and unnecessarily increase costs and waste time and energy. In particular, with regard to heavy precast concrete floor and stair elements delivery and installation with craning access where useful weight bearing properties of the existing concrete parking substrate is readily present. The encumbrance would risk harm to new drainage and the cleanliness of a new tarmac top dressing for the roadway and car park alike. We seek to have the condition wording and phasing altered to encompass a reasonable level of construction of the main building first, with attention to the access way road surface and/or car park and rain drains being laid later when dirty and wet works are all completed and the building envelope is such that loose ground is covered completely.

9. Notwithstanding the submitted details, the proposed private access shall be maintained in perpetuity at a minimum width of 4.1 metres for its length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

REASON: In the interest of highway safety and traffic movement in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

Please find attached new plans showing agreement and adherence to this condition in final construction detail for both stipulated width and height for access roadway in submitted elevation, plans and waste truck turning circle

10. Prior to the development commencing on-site car parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan O/A000/LP/011 Rev. A and retained thereafter available for that specific use in association with this development.

REASON: in the interests of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

We seek that this Condition 10 above, be re-phased and reworded for reasons given in our change requirement to conditions 8, 3 a-c and to enable us to adhere to our Construction Phasing Plan as set out in Condition 4.

11. The first and second floor windows on the northern elevation of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005. Page 6 of 9

We will adhere to this condition and seek addendum to it, due to reasonable requirement from building control with regard to safe escape in the event of fire, This permission includes an external fold out fire escape ladder on the inside wall of the main building, South facing side, where also full egress windows at the landings of the stairs permit full opening egress to access the said ladder and means of escape. The ladder is by means of ingenious design, fully secure from below from misuse and opening. The ladder looks like an aluminium drainpipe and its dimensions are similar, yet square in its profile, rising vertically up the building to just below the eaves. – **please see materials agreements section above**

-End -

If you have any queries please don't hesitate to contact me.

Warmest regards

Stuart Hancock

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