



T.J. EDENS MRICS  
29 CANFORD CLOSE, ENFIELD  
MIDDLESEX EN2 8QN

PLANNING &  
DEVELOPMENT  
CONSULTANT

TEL/FAX 020 8363 6677  
MOBILE 07973 553323  
EMAIL [timedens@hotmail.com](mailto:timedens@hotmail.com)

Mr S Anyanwu  
Planning Administration  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

08 November 2016

Dear Mr Anyanwu,

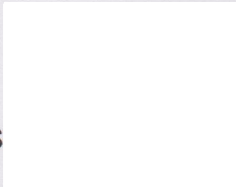
**BEALES HOTEL COMET WAY, HATFIELD AL10 9NG  
ERECTION OF SECOND FLOOR EXTENSION TO EXISTING HOTEL, INCULDING A  
FURTHER 19 BEDROOMS AND GYMNASIUM (RENEWAL OF S6/2013/2174/MA)**

**APPLICATION S6/2016/2251/MAJ**

Further to your letter of 07 November 2016 and our subsequent telephone conversation, this is to confirm that the application site does not lie in an area that is vulnerable to flood risk. It lies in zone 1, as a consequence it is not necessary to submit a flood risk assessment. This point has been borne out by previous applications for this site which have been determined without the submission of a flood risk assessment, reference S6/2013/2174/MA, S6/2010/2070/S73B and S6/2007/1492/MA. Also of note is that the Environment Agency has never raised an objection to any of the aforementioned applications.

I trust this clarifies the position and that registration can now take place.

Yours sincerely



Mr T Edens MRICS