

PLANNING FILES

71, BRAMBLE RD, HATFIELD.

S6/743/89

86/743/89

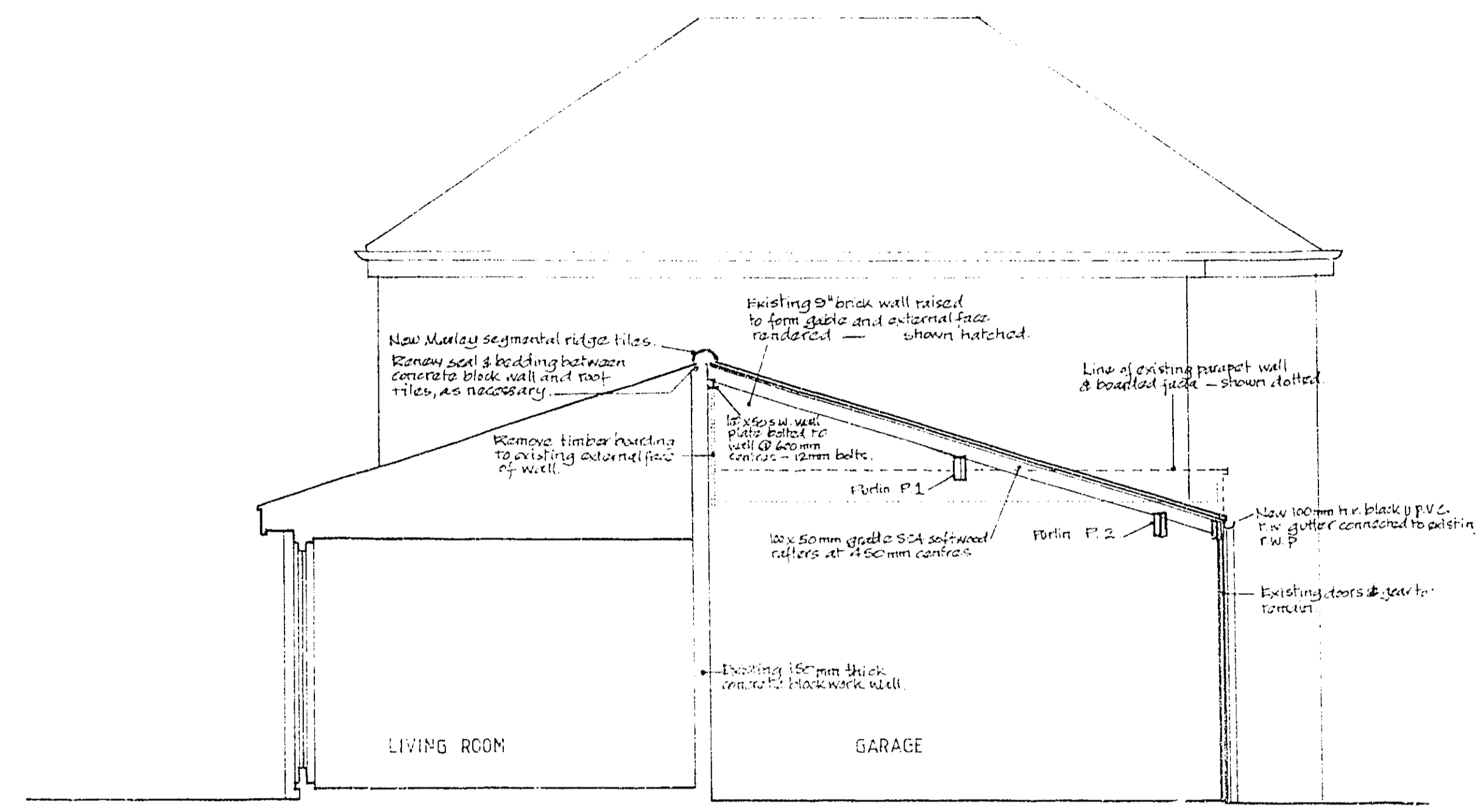
86/743/89

LOCATION 71 Bramble Road Hatfield
DESCRIPTION Pitched Roof over existing flat roof oprop
DECISION Approved
APPEAL 2/10/89

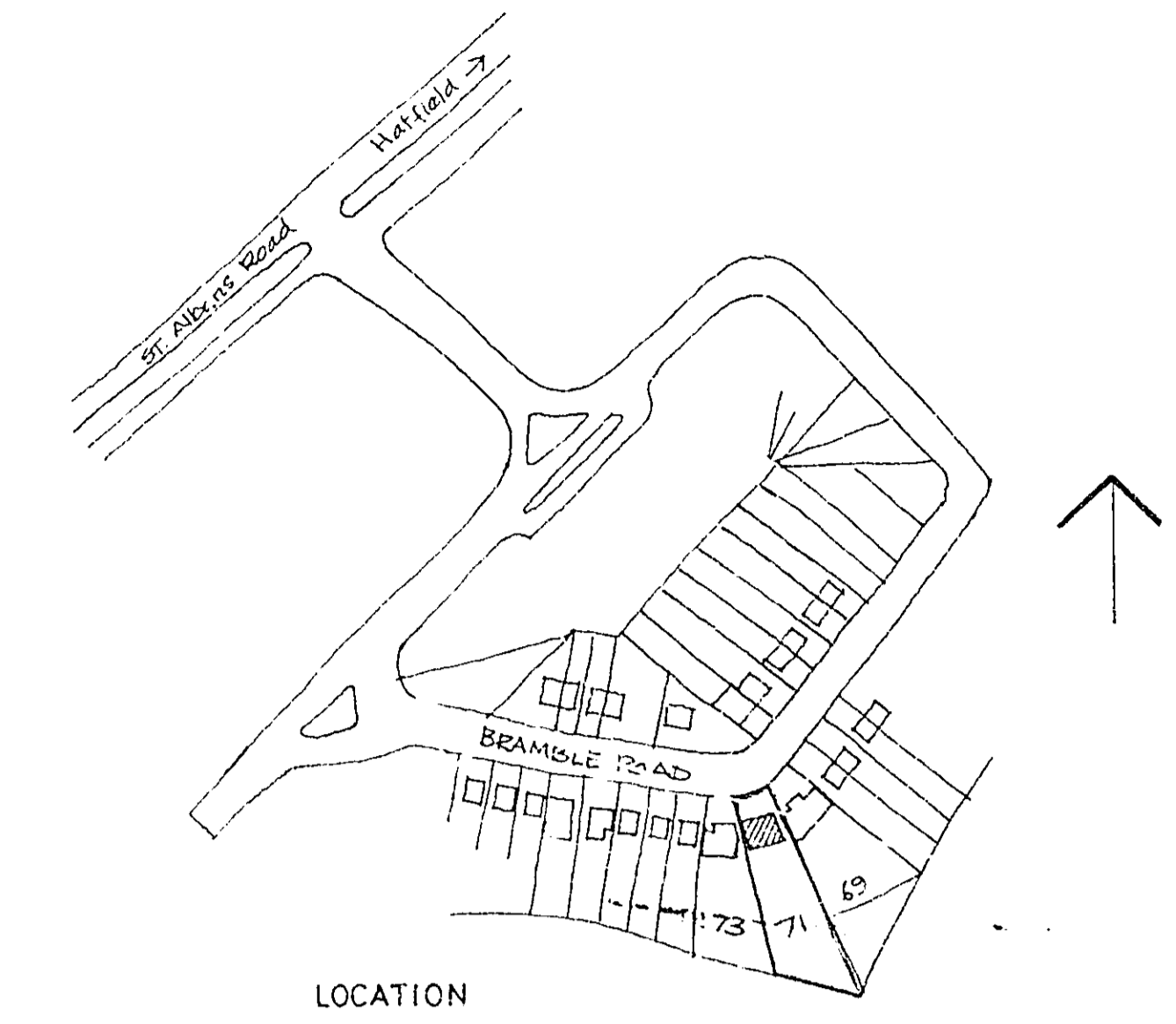




NORTH ELEVATION (Bramble Road)

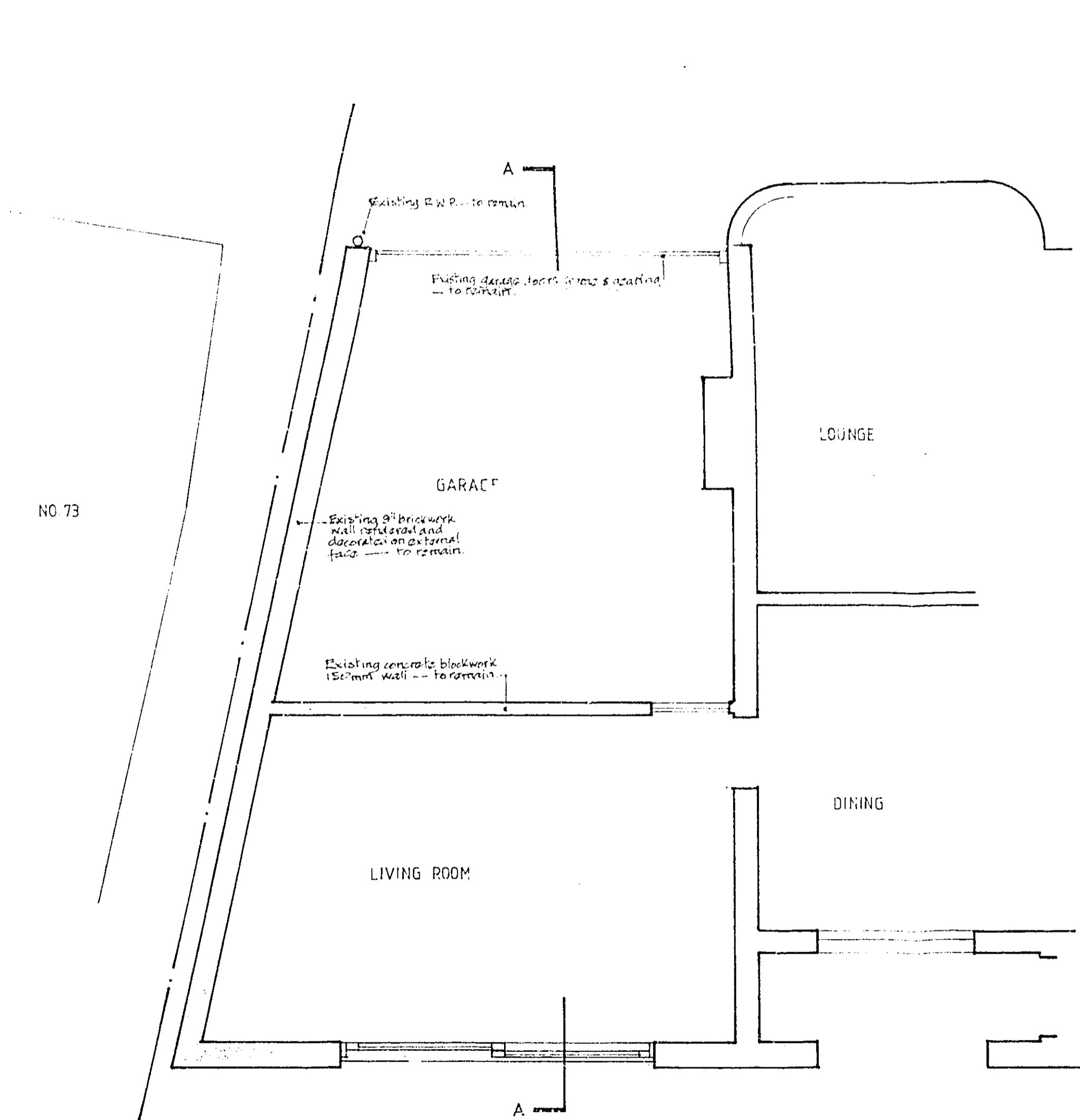


SECTION A - A

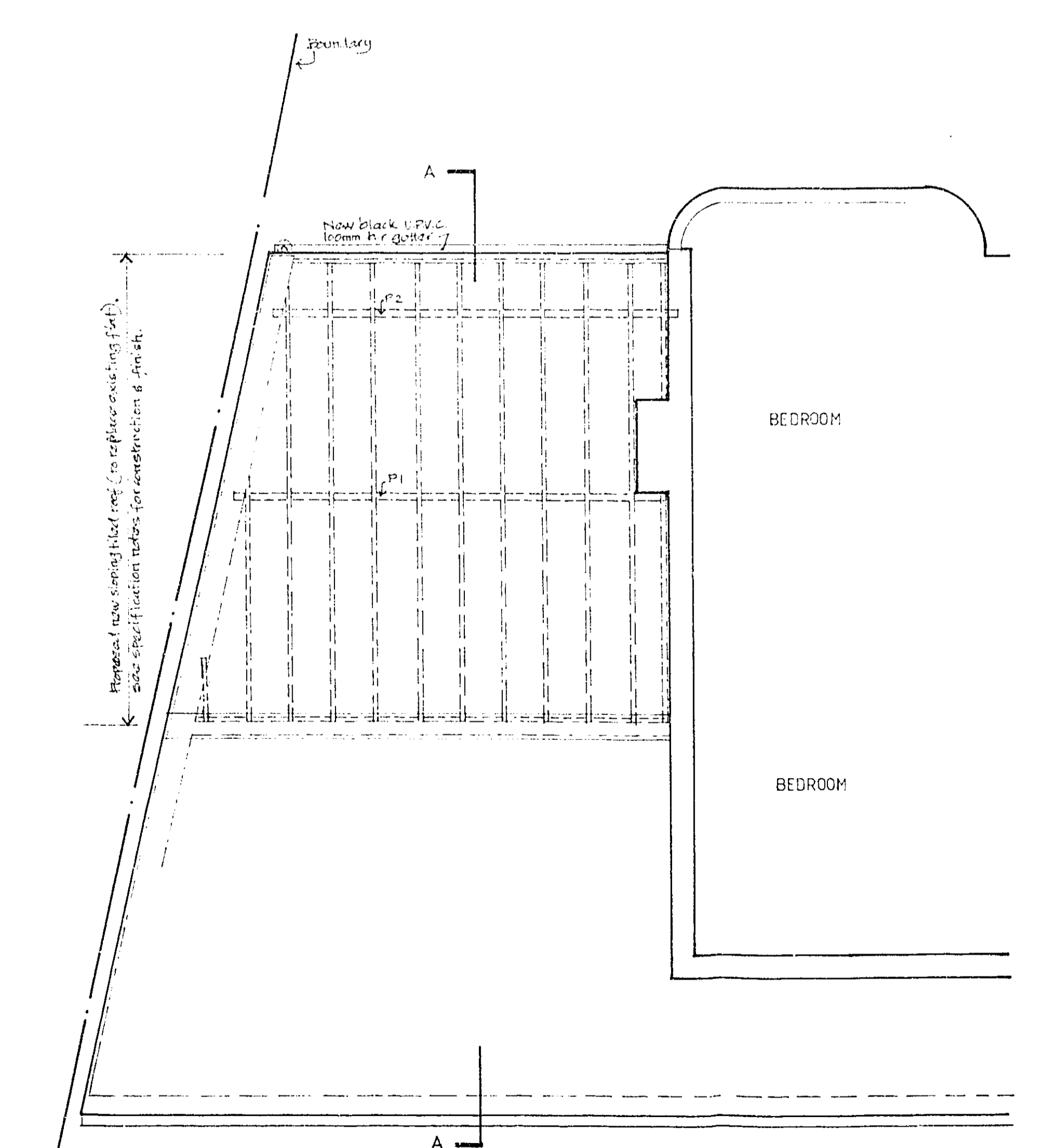


LOCATION

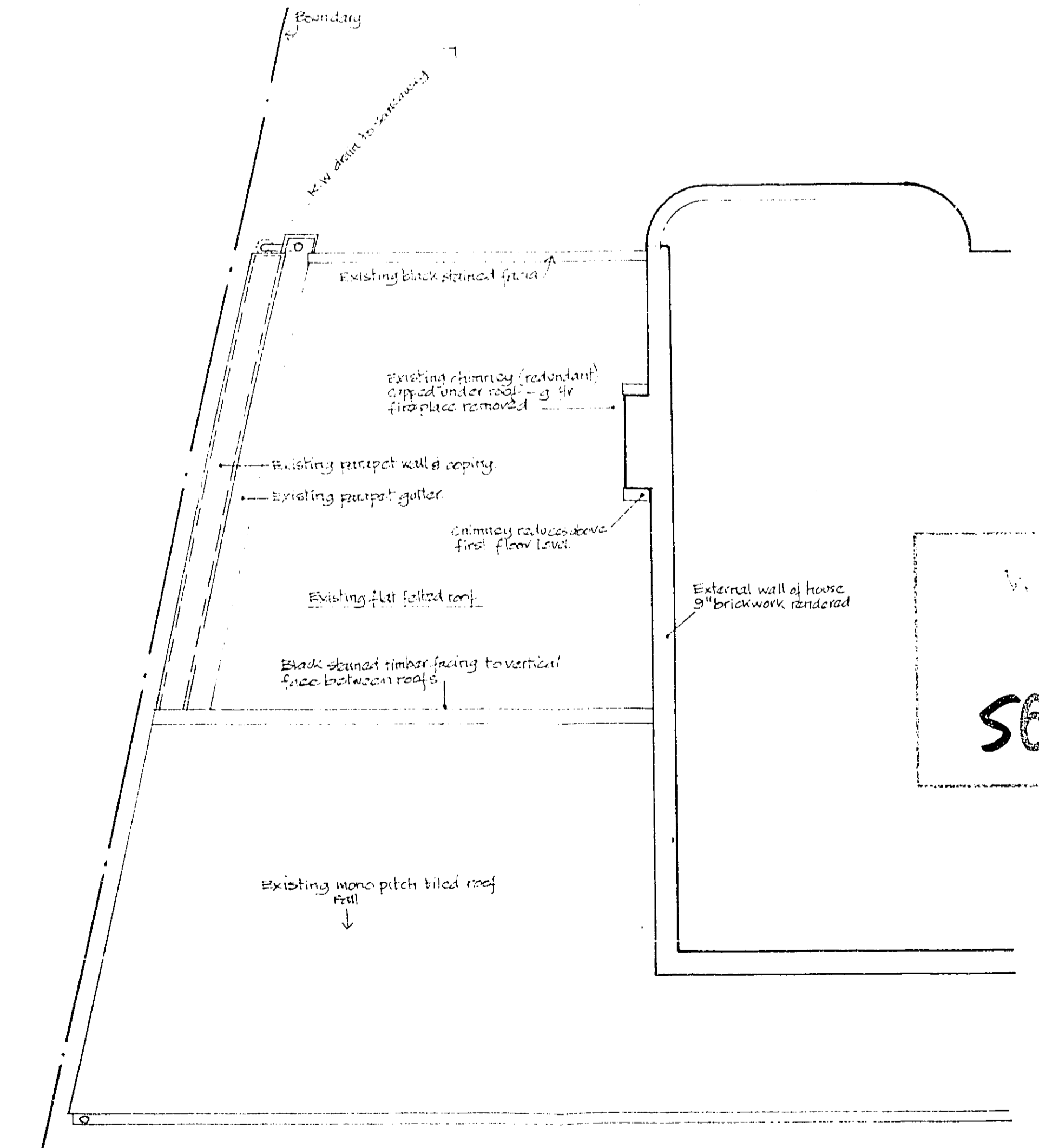
SPECIFICATION
 Purlins P1 and P2, each to comprise 2 No. 75 x 225 mm S&K 4
 galvanized galvanized bearing 100mm onto brickwork walls.
 Purlins to be strapped to walls with 50 x 2.5mm x 1m galvanized steel
 restraint straps bolted to inside face of walls.
 Soffits to be 100 x 50mm grade 2000 equivalent board of 450mm centres
 nailed to purlins and wall plate. Rafters to be strapped to purlins
 with 2 No. 50 x 2.5mm galvanized mild steel straps at alternate rafters.
 Battens to comprise Mattex 'Wissol' smooth face brown interlocking concrete
 tiles laid to 100mm lap on 50 x 25mm softwood battens on racking
 rafters P1 to P2. Code of Lead treatment flashings
 to be fixed into slots in rendered wall 20mm deep - optimum 100mm.
 Cast A metal gutters and downpipes to be galvanized steel formed
 to outside grade plywood drainage channel with 25mm x 100mm x 100mm P.V.C.



GROUND FLOOR PLAN - Retained as existing



ROOF PLAN - Proposed tiled sloping roof to garage.



EXISTING ROOF PLAN

11 OCT 1989
 11 AUG 1989
S6/743/89

Revisions			
Project			
71, BRAMBLE ROAD, HATFIELD, PROPOSED NEW ROOF TO EXISTING GARAGE			
Drawing			
PLANS SECTION & ELEVATION			
BENNETT LEWIS PARTNERSHIP Chartered Architects & Planning Consultants 71 Bramble Road Hatfield Herts AL10 9RZ Hatfield 63258			
scale 1:50	date 10/87	status	
drawn by	checked	date	
project/drawing number	3	A 1 0 1	

86/743/89

86/743/89

LOCATION	71 Bramble Road Hatfield
DESCRIPTION	Fitted Roof over existing flat roof space
DECISION	Approved
APPEAL	2/10/89



WELWYN HATFIELD COUNCIL

Planning and Development Services
Tony Moore, Director

S6/0743/89/FP*

24th August 1989

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS 1971 - 1985
Town and Country Planning General Development Order 1977 --
Article 7

RE: Pitched roof over existing flat roof garage at 71 Bramble Road, Hatfield.

Your application was received on 21st August 1989. Examination of the application form and accompanying plans and documents to ascertain whether your application complies with the statutory requirements has not been completed.

If on further examination it is found that the application is invalid for failure to comply with such requirements (or for any other reason) a further communication will be sent to you as soon as possible.

If by 6th October 1989 you have not received notification that your application is invalid and the authority dealing with your application have not given you notice of their decision (and you have not agreed in writing that the period within which their decision shall be given may be extended) you may appeal to the Secretary of State in accordance with Sections 36 and 37 of the Town and Country Planning Act 1971 by notice sent within six months from that date (unless the application has already been referred by this authority to the Secretary of State for the Environment). Appeals must be made on a form which is obtainable from the Department of the Environment.

Yours faithfully,

A.F. Moore
Director of Planning and Development Services

Bennett Lewis Partnership
71 Bramble Road
Hatfield
AL10 9RZ

Council Offices,
Welwyn Garden City, Hertfordshire AL8 6AE
Telephone: (0707) 331212 Facsimile: (0707) 328640

D.C.1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING AND DEVELOPMENT DEPT

11 AUG 1989

APPLICATION FOR PLANNING PERMISSION OR FOR APPROVAL OF RESERVED MATTERS

56/743/89

This form should be submitted in triplicate with six copies of the plans (see notes 2 & 3 of the notes for guidance) and the appropriate Section 27 Certificate.

WE HEREBY APPLY TO THE DISTRICT COUNCIL FOR PLANNING PERMISSION/APPROVAL OF RESERVED MATTERS IN RESPECT OF THE DEVELOPMENT SPECIFIED IN THIS APPLICATION AND THE PLANS ACCOMPANYING IT.

Signed David J. Lewis - Bennett Lewis Partnership Date 5th August 1989

On Behalf of D.J. Lewis (if acting as agent)

56-743-89FP.

PART I - GENERAL PARTICULARS - TO BE COMPLETED IN EVERY CASE

<p>1. <u>APPLICANT</u>(Block letters please) Surname: LEWIS Other Names: D. J. Address: 71 Bramble Road Hatfield Herts. AL10 9RZ. Tel No:</p>	<p><u>AGENT</u>(if any)to whom correspondence will be sent Name: BENNETT LEWIS PARTNERSHIP Address: 71 Bramble Road, Hatfield Herts. AL10 9RZ. Tel No: 263258.</p>
<p>2. For what are you seeking permission of approval? (Please give a full description of the proposals and the purpose for which the land and/or buildings are to be used. If your proposal involves residential development please specify the number and type(s) of residential unit(s))</p>	<p>Alteration to garage roof</p>
<p>3. Address of location of the land or buildings involved in the application.</p>	<p>71 Bramble Road Hatfield.</p>
<p>4. Is the application accompanied by a fee? (See note 4 of the notes for guidance of applicants and the schedule of current fees). If NO, please indicate your reason for not doing so.</p>	<p>YES/NO _____ If yes state amount £38-00. Cheque No 100826 joint fee with B/C 86-90</p>
<p>5. What is the area of the whole of the site involved in the application?</p>	<p>1.460 sq.metres or _____ hectares</p>
<p>6. Does the applicant own or control any adjoining land?</p>	<p>YES/NO If yes, identify by blue colouring on the site plans.</p>

<p>7(a) What is the applicants interest in the land or building(s)? e.g owner, prospective purchaser, lessee, weekly tenant etc.</p> <p>(b) When was that interest obtained?</p> <p>(c) If the applicant is a lessee, how many years of the lease remain?</p>	<p>(a) owner</p> <p>(b) 1/12/1967</p> <p>(c) N/A.</p>
---	---

<p>8. ANSWER THIS QUESTION YES OR NO Does your proposal involve the erection or extension of a building.</p>	<p><input checked="" type="checkbox"/> YES If NO, go straight to question 12 If YES, please answer all of the following questions.</p>
--	--

<p>9. ANSWER THIS QUESTION YES OR NO Is the application one for the approval of matters reserved by an earlier outline planning permission?</p>	<p><input checked="" type="checkbox"/> NO If YES, indicate the date and number of the outline permission. Date _____ Ref.No _____</p>
---	---

<p>10. ANSWER THIS QUESTION YES OR NO Does this application seek outline permission only?</p>	<p><input checked="" type="checkbox"/> NO If NO, <u>all</u> the details 1-5 below <u>must</u> be included for the application to be accepted.</p>
---	---

11. Please indicate which of the following details are included in this application and which are not.
- | | |
|--|--|
| 1. Siting of the building(s) | included/ not included |
| 2. Design | included/ not included |
| 3. External appearance(including materials) | included/ not included |
| 4. Means of access | included/ not included |
| 5. Landscaping (N.B includes walls and fences - see Note 1 of the notes for guidance for definition) | included/ not included /none proposed |

<p>12. ANSWER THIS QUESTION YES OR NO Is your application one for the renewal of a permission previously granted for a temporary period? (See note G(iii) of the schedule of fees)</p>	<p><input checked="" type="checkbox"/> NO If YES, indicate the date and reference of the previous permission. Date _____ Ref.No _____</p>
--	---

<p>13. (a) For what purpose(s) are the land and/or buildings now used? Give details if more than one used and if in residential use, state number of unit(s)</p> <p>(b) What is the total floor area of the existing buildings?</p> <p>(c) If land/buildings vacant, what were the last known uses and when did those uses cease?</p>	<p>(a) Building house/single</p> <p>(b) 138 sq.metres</p> <p>(c) N/A.</p>
---	---

Do the proposals involve?

STATE YES OR NO

(a) New buildings other than extensions to an existing building?

NO

If YES, state the floorspace proposed
sq metres
(see Note 4 of Notes for Guidance)

(b) Change of use of land?

NO

If YES, state the area involved
sq metres

(c) Change of use of buildings?

NO

If YES, state the floorspace involved
sq metres

(d) An extension to an existing building? - if roof alteration is intended?

YES

If YES, state the floorspace of
1. Existing 138 sq metres
2. Extension nil sq metres

(e) The demolition of any existing building or part of a building?

YES

If YES, state the floorspace demolished
nil sq metres
and/or number of dwelling units lost nil

15. What number of cars can be garaged or parked on the site at present and what total number is proposed in this application?	Existing	Garage	Parking
	Proposed Total	1	1

16. How is access to be obtained to the site for?

(i) Pedestrians? *as existing*
(ii) Vehicles? *as existing*

17. If the proposal involves alteration of an existing access, please specify those alterations.

(i) Pedestrians? *N/A.*
(ii) Vehicles?

ACCESS ARRANGEMENTS SHOULD BE CLEARLY SHOWN ON THE SUBMITTED PLANS.

18. How will sewage and rain water disposal be dealt with?	Sewage: <i>Not affected - as existing</i> Rain Water: <i>to existing on site soakaway</i>
19. Will any existing trees be felled or lopped or existing hedges removed? (delete as applicable)	YES/NO. If YES, please indicate all work on submitted plans and give brief details below:
20. What materials (type and colour) are to be used in the external appearance of walls, roofing and fences?	Walls: <i>Rendered & painted</i> Roofing: <i>Mortlar Wattle - smooth brown.</i> Fencing/means of enclosure: <i>N/A.</i>

**PART 2: ADDITIONAL INFORMATION REQUIRED IN RESPECT
OF INDUSTRIAL, COMMERCIAL, SHOPPING OR OFFICE PROPOSALS**

<p>21 (a) State name(s) of firm(s) who will occupy the site. If unknown at this time, indicate NOT KNOWN.</p> <p>(b) If a firm is named, is it already established at the site subject of this application. State YES or NO.</p> <p>(c) If NO, give present address and state the intentions in respect of the premises that are to be vacated.</p>	<p>(a)</p> <p>(b)</p> <p>(c)</p>																				
<p>22. Give details of the existing floorspace and of the total proposed floorspace (including any of that which is existing and which is to be retained) in the following uses:</p> <p>(a) All floorspace of all building on the site.</p> <p>(b) Industrial floorspace</p> <p>(c) Office floorspace</p> <p>(d) Retailing floorspace</p> <p>(e) Storage</p> <p>(f) Warehousing (see schedule to the Town and Country Planning (Use Classes) Order).</p> <p>(g) Remaining floorspace not falling within (a)-(f)</p>	<p>In this question, floorspace means gross floorspace as defined in note 4 of the Notes for Guidance of Applicants.</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%; text-align: center;">Existing</td> <td style="width:50%; text-align: center;">Proposed (including retained floorspace)</td> </tr> <tr> <td>(a)</td> <td></td> </tr> <tr> <td>(b)</td> <td></td> </tr> <tr> <td>(c)</td> <td></td> </tr> <tr> <td>(d)</td> <td></td> </tr> <tr> <td>(e)</td> <td></td> </tr> <tr> <td>(f)</td> <td></td> </tr> <tr> <td>(g)</td> <td></td> </tr> </table> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	Existing	Proposed (including retained floorspace)	(a)		(b)		(c)		(d)		(e)		(f)		(g)					
Existing	Proposed (including retained floorspace)																				
(a)																					
(b)																					
(c)																					
(d)																					
(e)																					
(f)																					
(g)																					
<p>23. In respect of an industrial or commercial premises describe_</p> <p>(a) the process to be carried on, the end product and the type of plant or machinery to be installed.</p> <p>(b) the specific function of the proposed building in relation to the processes in (a)</p>	<p>(a)</p> <p>(b)</p>																				
<p>24. How many people are employed on the site now and what total do you anticipate will be employed if the development proceeds? Please specify any other activities.</p>	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="2" style="border: none;">Existing</td> <td colspan="2" style="border: none;">Total Proposed</td> </tr> <tr> <td style="border: none;">Male</td> <td style="border: none;">Female</td> <td style="border: none;">Male</td> <td style="border: none;">Female</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;">Office</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;">Industry</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> </table>	Existing		Total Proposed		Male	Female	Male	Female			Office				Industry					
Existing		Total Proposed																			
Male	Female	Male	Female																		
		Office																			
		Industry																			
<p>25. What is the type, volume and proposed means of disposal of any trade effluents and refuse.</p>																					
<p>26. Will any materials be kept or produced of a toxic, flammable, explosive or otherwise potentially hazardous nature? If YES, state materials and approximate quantities.</p>																					

Town & Country Planning Acts 1971 & 1972

CERTIFICATE UNDER SECTION 27

To be submitted with the Application

1. If you are the only owner of ALL the land to which the application relates, complete Certificate A.
2. If you are not the only owner or are the leaseholder of ALL the land, and you know the name(s) of the owner(s), complete Certificate B, and serve Notice No. 1 on the owner.
3. If you do not know the names and addresses of some or all of the owners of the land, contact your local planning department, who will supply alternative certificates and notices.
4. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Certificate A*

I hereby certify that:-

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying *application.

OR

Certificate B*

I hereby certify that:-

1. ~~*I have/the applicant has given the requisite notice† to all the persons other than myself/the applicant who, 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz~~

Name of owner	Address	Date of service of notice
---------------	---------	---------------------------

- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

OR

- *2. ~~*I have/the applicant has given the requisite notice† to every person other than myself, himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed MARK J. LEWIS BENNETT LEWIS PARTNERSHIP

*On behalf of D. J. LEWIS

Date 28 AUGUST 1989

*Delete where inappropriate
† Notice No. 1, below.

detach here if notice required

NOTICE No. 1

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Notice under section 27 of application for planning permission

(Notice for service on individuals)

Proposed development at (a)

(a) Insert address or location of proposed development.

TAKE NOTICE that application is being made to the (b)

(b) Insert name of Council.

Council by (c) for planning permission to

(c) Insert name of applicant.

(d)

(d) Insert description and address or location of proposed development.

If you should wish to make representations about the application, you should do so by writing within 20 days of the date of service of this notice to the

Council at (e)

(e) Insert address of District Council in whose area the site is situated.

Signed

*On behalf of

Date



Welwyn Hatfield District Council

Council Offices Welwyn Garden City Herts AL9 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)
Facsimile (0707) 328640

Department of Planning
and Development

TONY MOORE
Director

*Y/21
14/1/81*

Please ask for:

Our Ref. *SB/743/80/FP**

Your Ref:

Date: *19-9-89*

Dear Sir/Madam,

RE:

*pitched roof over existing flat roofed garage
71 Bramble Road, Hatfield*

I should like to advise you that a planning application has been submitted to my Council for the above proposal, which may be of interest to you.

In the interests of economy I can only notify occupiers of those properties adjacent to the site. However, if you feel this proposal would be of interest to more people please feel free to pass this letter on to others.

Copies of the application and drawings are available for inspection at these offices during normal office hours. If you wish to comment on the proposal your comments should be made, in writing, within fourteen days of the date of this letter. These representations will be reported to the Planning Committee when consideration is given to the application. In accordance with the Local Government (Access to Information) Act 1985, I have to consider any representations made by you as a matter of public record and therefore available for public inspection and copy.

Yours faithfully,

A.F. Moore

A.F. Moore
Director of Planning and Development

*Occupier /
73, Bramble Road
Hatfield.*

REFERENCE SHEET

Location 71 Bramble Road App No. S6 / 0743 / 89 / FP 1/1
Hatfield NE FPOP *
 S6 No. Yr DELB DC
 Proposal Pitched roof over existing CAAD CC
flat roof garage CCDF GD
 Dated 8.8.89
 Recd 11.8.89
 Applicant D J Lewis Expires 6-10-89
 Case Officer CE PS1/PS2 HM
 Ward Hatfield West BR App No Del/Cttee
 Map Ref: 256-15 G1 EM App No
 Grid Ref 256-079 Advert Code

Listed Building	<input checked="" type="checkbox"/> /N	Mineral Workings	<input checked="" type="checkbox"/> /N	Green Belt	<input checked="" type="checkbox"/> /N
Conservation Area	<input checked="" type="checkbox"/> /N	Airfield Direction	<input checked="" type="checkbox"/> /N	Road Class (TABCU)	<u>U</u>
Article 4 Dir	<input checked="" type="checkbox"/> /N	Section 52	<input checked="" type="checkbox"/> /N	60m Trunk Road	<input checked="" type="checkbox"/> /N
TPO's	<input checked="" type="checkbox"/> /N	Area Special Cntrl	<input checked="" type="checkbox"/> /N	Trunk Sewer	<input checked="" type="checkbox"/> /N
SSSI/Nature Res	<input checked="" type="checkbox"/> /N	Archaeological Site	<input checked="" type="checkbox"/> /N	Ancient Monument	<input checked="" type="checkbox"/> /N
Development Plan Allocation	<u>Residential</u>				

Previous Apps	Proposals	Decision	Appeal
<u>186-82</u>	<u>Alterations to provide pitched roof over dining room</u>	<u>CP 1-7-82</u>	
<u>196-55</u>	<u>Dining room out with addition of coal bunker</u>	<u>CD 21-4-55</u>	

Outline Ref. No. _____ Consent Granted _____
 Plotted By TD Date 18/8/89 BR/TP/EM Plans checked by BR TP EM
 Comments _____ Fee: Recd £ 38
 Reqd £ 38

Internal Consultations

Environmental Health	Y/N	/	/	Local Plans	Y/N	/	/
Highways	Y/N	/	/	Housing	Y/N	/	/
Drainage	Y/N	/	/	Parks	Y/N	/	/
Estates Officer	Y/N	/	/	Solicitor	Y/N	/	/



WELWYN HATFIELD COUNCIL

Planning and Development Services
Tony Moore, Director

S6/0743/89/FP*

6th October 1989

Dear Sir/Madam,

RE: Pitched roof over existing flat roof garage at 71 Bramble Road, Hatfield.

In connection with your application to carry out the above proposal, I enclose an approval notice under the Town and Country Planning Acts.

I must draw to your attention the fact that should this proposal require consent under the Estate Management Covenants, then no work should commence until this additional consent has been granted.

Your attention is drawn to Section 4, 7 and 8A of the chronically Sick and Disabled Persons Act 1970 and to the British Standard Code of Practice for Access for the Disabled to Buildings. If the attached Planning Permission includes premises to which the above Act and Code of Practice relates then you are reminded of your Statutory Duties under that Legislation.

Yours faithfully,

Tony Moore.
Director of Planning and Development Services

Bennett Lewis Partnership
71 Bramble Road
Hatfield
AL10 9RZ

Council Offices,
Welwyn Garden City, Hertfordshire AL8 6AE
Telephone: (0707) 331212 Facsimile: (0707) 328640


Welwyn Hatfield District Council

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)

DECISION NOTICE

Town Planning Ref. No: SG/0743/89/PP*
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS 1971 - 1985

Pitched roof over existing flat roof garage at 71 Bramble Road,
Hatfield.

To:
Bennett Lewis Partnership
71 Bramble Road
Hatfield
AL10 9RZ

For:
D J Lewis
71 Bramble Road
Hatfield
AL10 9RZ

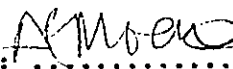
In pursuance of their powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMIT the development proposed by you in your application dated 8th August 1989 and received with sufficient particulars on 21st August 1989 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON:

To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.

Date :2nd October 1989

Signed: 

Tony Moore

Director of Planning & Development Services

