

Welwyn Hatfield Borough Council
Planning Services
Development Management
Council Offices
The Campus
Welwyn Garden City
Herts
AL8 6AE

6th May 2022

Dear Sir/Madam,

Ref: Application for 1no detached dwelling and a 3.5 storey high building with 6no two, and three bedroomed flats, car parking, secure cycle storage, refuse and recycling bins enclosure, turning head, and use of the existing vehicular access off Stanborough Road, following the demolition of a semi - detached pair of dwellings at nos 1 and 2 Longcroft Green, Welwyn Garden City, Herts, AL8 6EP

Please find attached a full, detailed planning application for the development as described above.

The application fee is £3234.00p and has been paid already direct to the Council by the applicant. The planning application follows on from pre – application advice given to the applicant in 2019 by officers, and the development has been radically revised to take full account of all of that pre-application guidance.

The Planning Statement demonstrates in more detail how we have responded to the changes sought by the officers at that time. It should be noted that the planning policy framework has not essentially altered since 2019 locally and nationally, and that the reason for the delay in the submission of this application is mainly due to the impact of the Covid 19 pandemic and its “lock downs” and the termination by the applicant of his relationship with the previous developer. A new architect and other specialists have since come on board in support of this planning application.

The planning application consists of the following:

- This cover letter;
- A set of completed planning application forms including completion of Certificate B;
- A copy of the Notice No 1 letter sent to the highway authority;
- Topographical survey plan showing existing house, site levels and conditions and boundaries etc, by Land Data Survey Consultancy Ltd;
- Site location plan – RMA Drawing 192/100;
- Existing site plan, demolition and tree constraints – RMA Drawing 192/101;
- Proposed site plan – ground floor – RMA Drawing 192/102;
- Proposed site plan – roof plan – RMA Drawing 192/103;
- Apartment block – proposed layout plans – ground and first floor – RMA Drawing 192/104;
- Apartment block – proposed layout plans – second and third floor – RMA Drawing 192/105;

- Apartment block – proposed North elevation – RMA Drawing 192/106;
- Apartment block – proposed East & West elevations – RMA Drawing 192/107;
- House – proposed layout plans – RMA Drawing 192/108;
- House – proposed elevations – RMA Drawing 192/109;
- Apartment block – proposed South elevation – RMA Drawing 192/111;
- Street Views – Longcroft Green (West Elevations) and View from Railway (East Elevations) – RMA Drawing 192/112;
- Street Views – Stanborough Mews (South Elevations) and Great North Road (North Elevations) – RMA Drawing 192/113
- Proposed landscape concept – RMA Drawing 192/103;
- Planning Statement by Maze Planning Ltd;
- Design & Access Statement by R M Architects Ltd;
- Surface Water Assessment by Cannon Consulting Engineers Ltd;
- Tree Survey Report and Arboricultural Impact Assessment by Patrick Stileman Ltd;
- Preliminary Geo-Environmental Risk Assessment by Delta-Simons Ltd;
- Ecological Appraisal and Biological Impact Assessment by Cherryfield Ecology;
- Transport Statement by Highway Planning Ltd
- Sustainable Construction, Energy and Water Statement by Jefferson Mies;
- Air Quality Assessment by Air Quality Consultancy Ltd;
- Planning Noise Assessment by RSK Acoustics Ltd;
- Demolition and Construction Method Statement by Ellenbrook Construction Ltd.

I would be very grateful to receive receipt for the application fee payment as soon as possible, as well as confirmation that the Council has everything it needs to be able to validate this application.

If you have any queries and you need to speak to me you can call me on my mobile telephone or e mail me in the first instance,

Yours Sincerely,



M Attridge

Cc: D Ashworth Richard Morton