

To: Mr J Myring  
Hertford Planning Service  
Westgate House  
37-41 Castle Street  
Hertford  
SG14 1HH

## **Important – Planning permission and notices of consent**

### **Compliance with conditions**

Your planning approval is attached. It may contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions. If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.

Failure to comply with conditions may also result in the development not being lawful.

**Notice of Decision  
Town and Country Planning Act 1990  
Town and Country Planning (Development  
Management Procedure) (England) Order 2015  
Approval of Permission**

To: Mr J Myring

**Application No:** 6/2020/0183/LAWP

**Date of Approval:** 1 April 2020

**WELWYN HATFIELD BOROUGH COUNCIL, hereby certify that on the application date, the operations/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.**

**First Schedule:** Certificate of lawfulness for the installation of 1 x dormer with Juliet balcony and 3 x roof-lights

**Second Schedule:** 2 Waterworks Cottages Northaw Road East Cuffley Potters Bar EN6 4RB

**Applicant:** Mr & Mrs Evangelou

**Application Date:** 24 January 2020

1. The proposal complies with Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

#### DRAWING NUMBERS

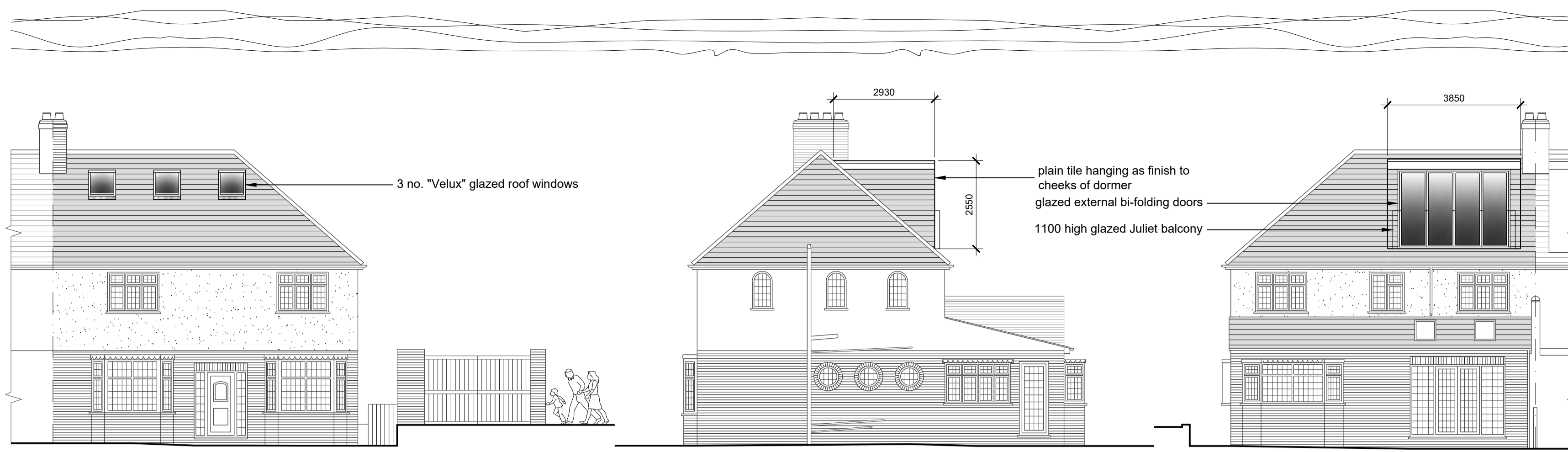
2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
12537 S002 - B		Existing Plans	24 January 2020
12537 S001- A		Existing Floor	24 January 2020
12537 P007- B		Proposed Plans	24 January 2020

**REASON:** To ensure that the development is carried out in accordance with the approved plans and details.



Colin Haigh  
**Head of Planning**



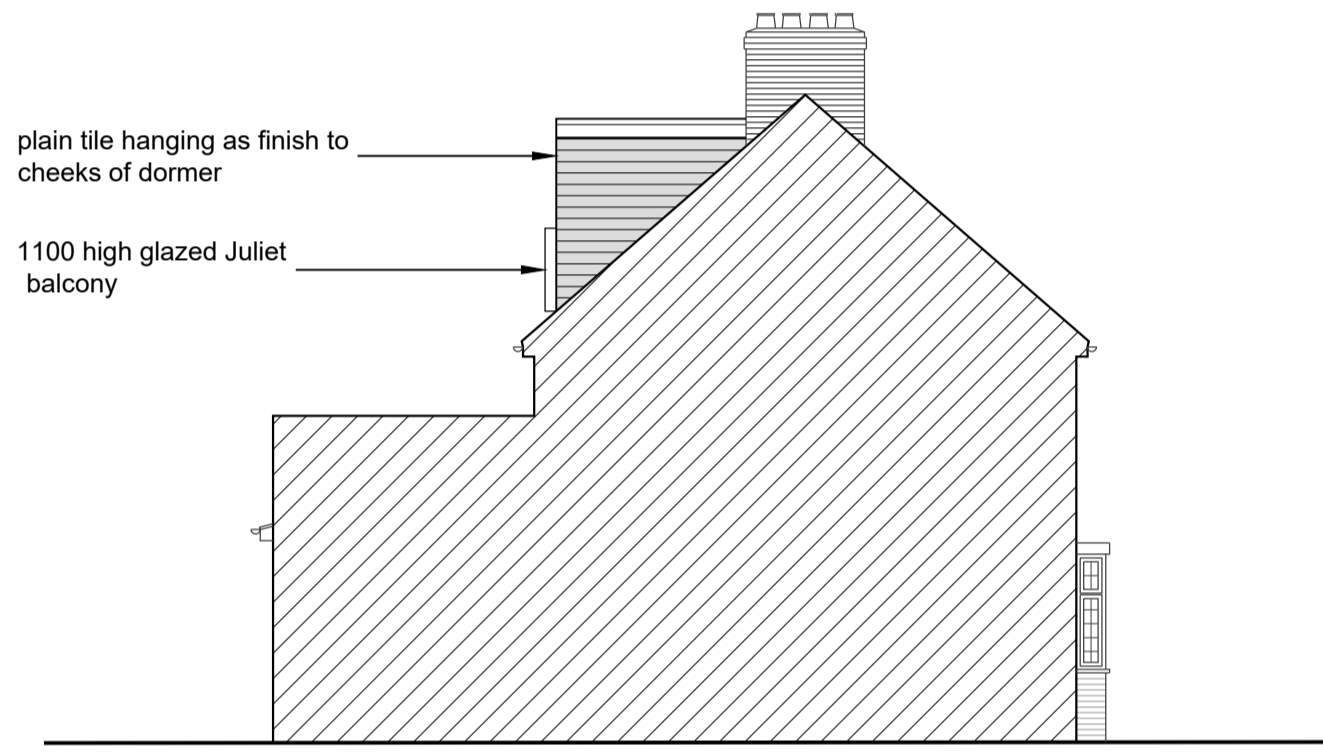
South-East Elevation

North-East Elevation

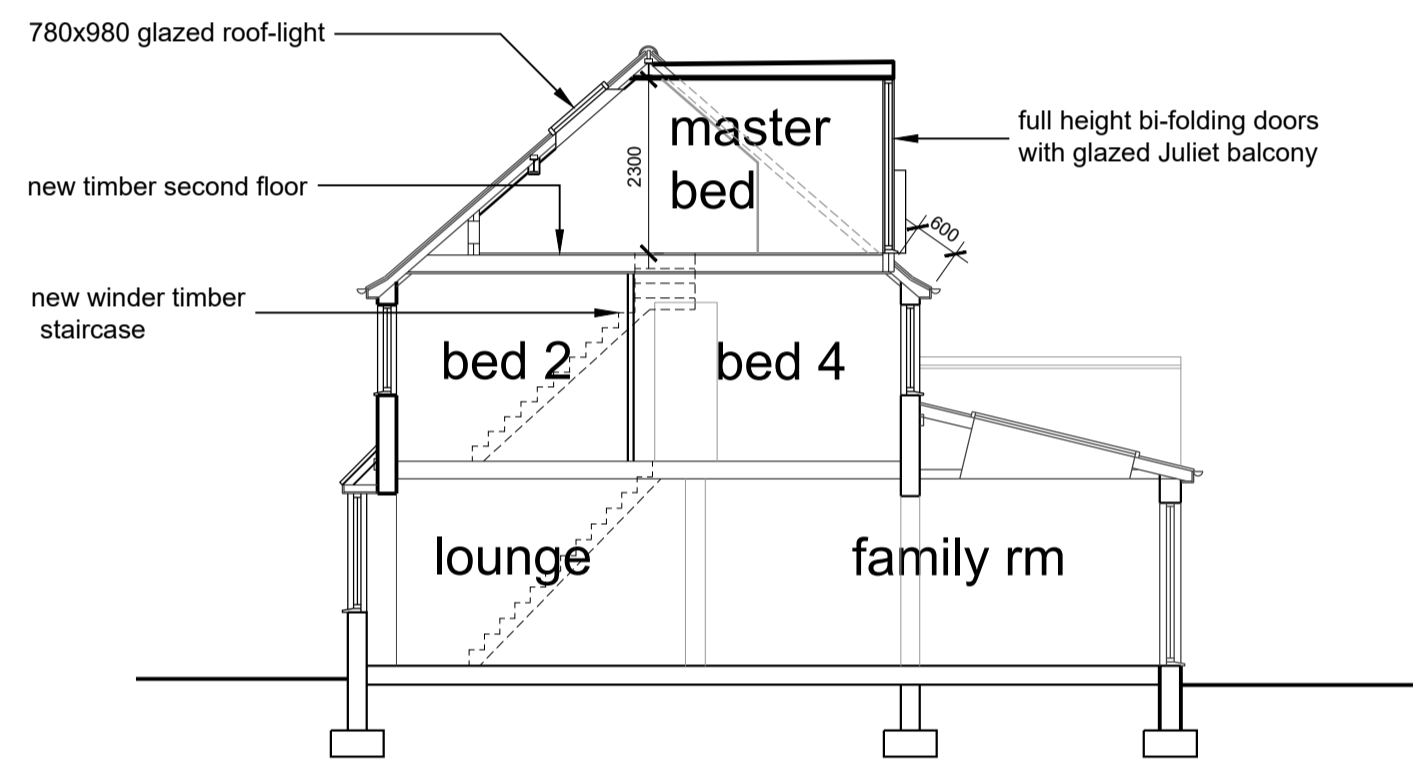
North-West Elevation

existing extended roof volume -35.5m<sup>3</sup>  
 proposed rear dormer volume - 14.38m<sup>3</sup>  
 total volume - 49.88m<sup>3</sup>

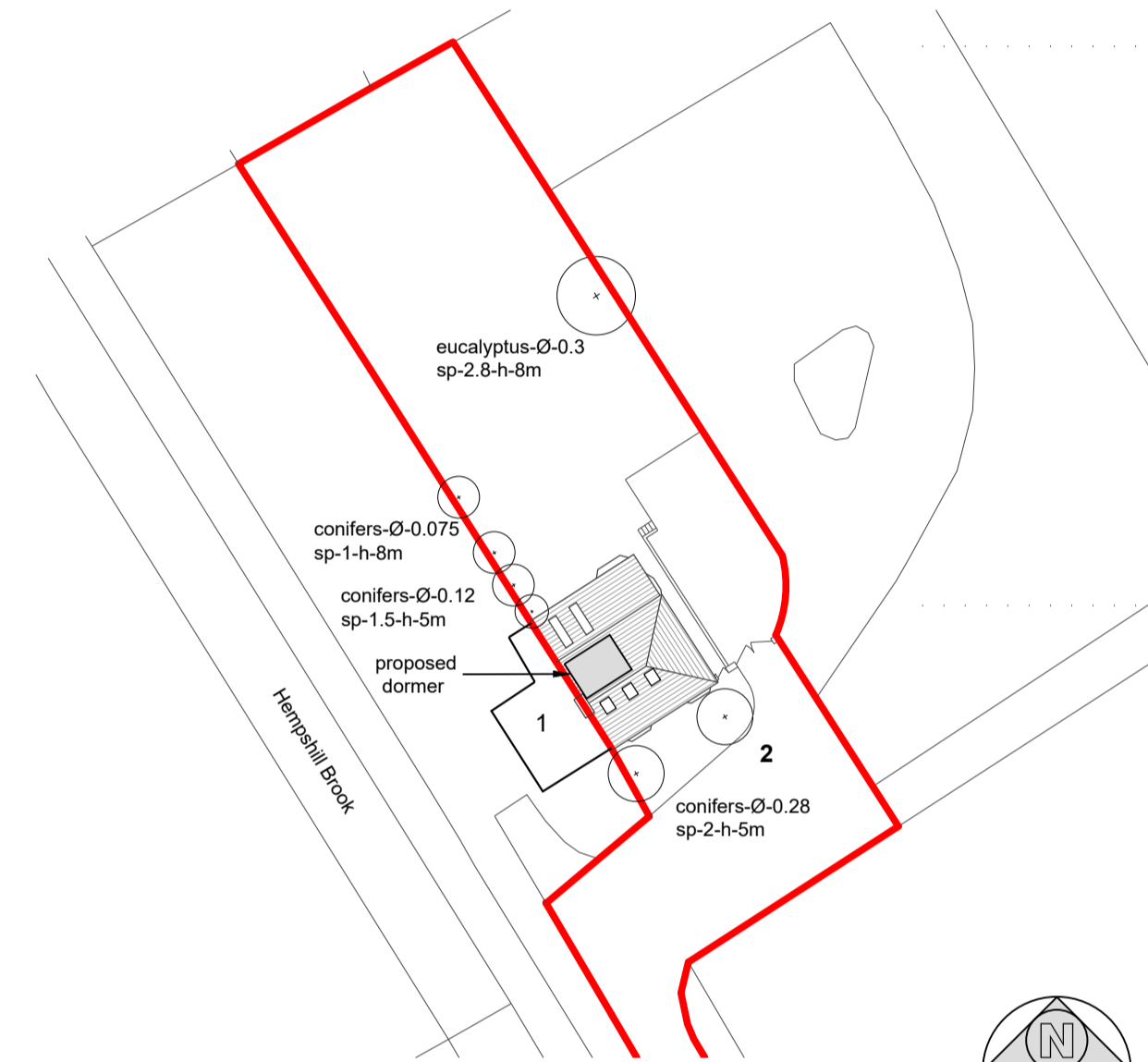
Note-proposed materials will be of similar appearance to the existing dwelling



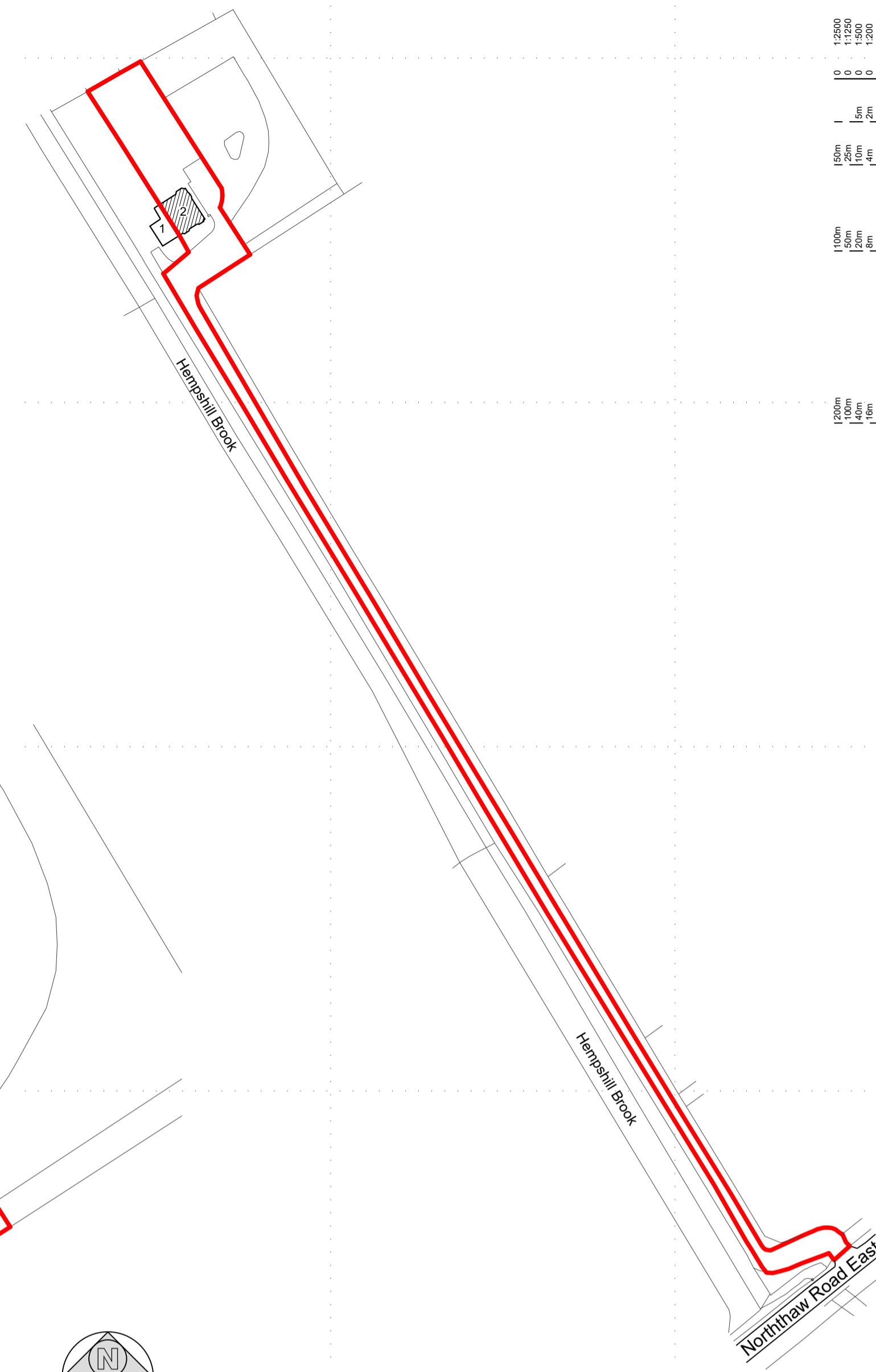
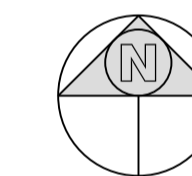
South-West Elevation



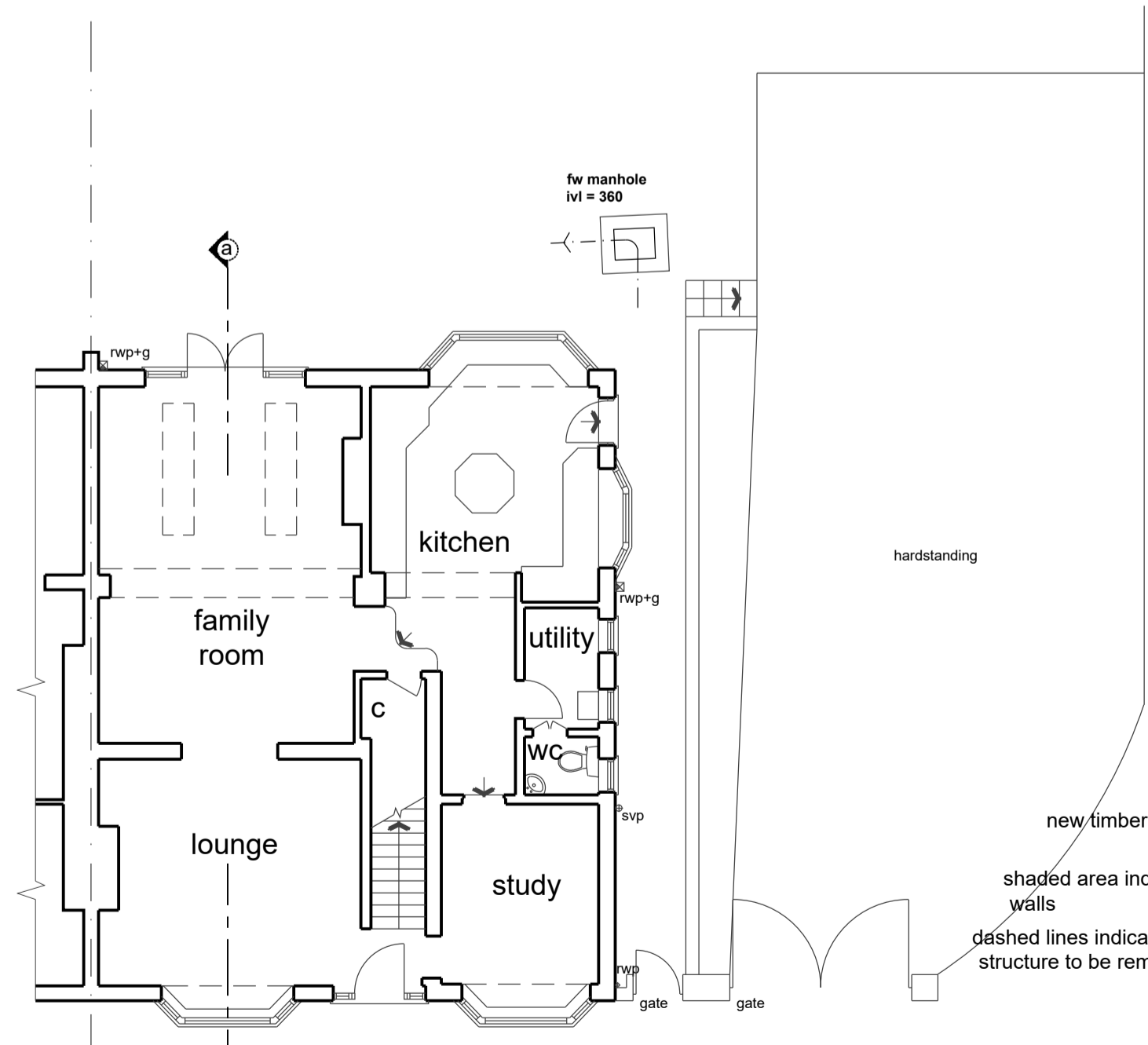
Section A-A



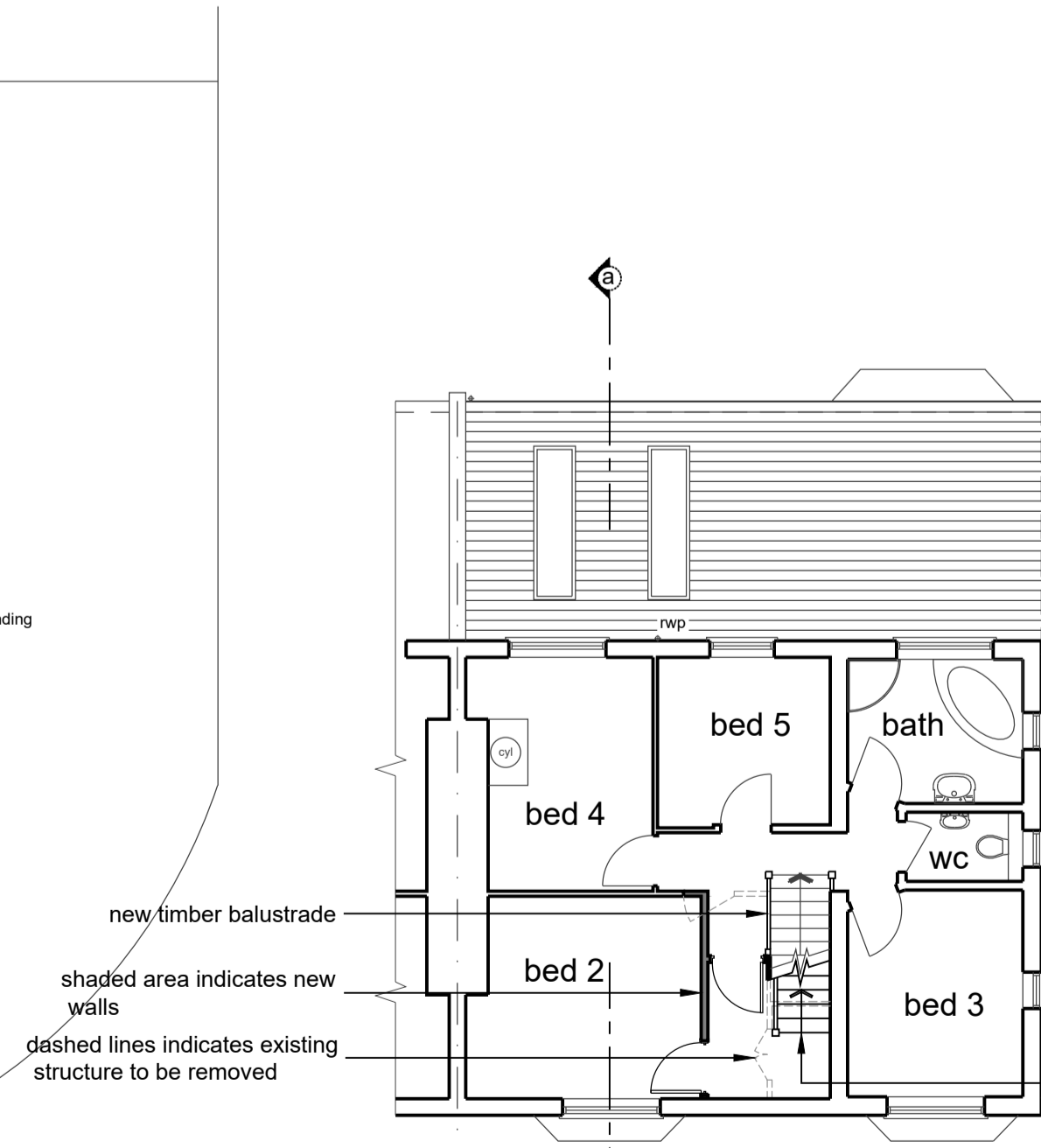
Site Plan 1:500



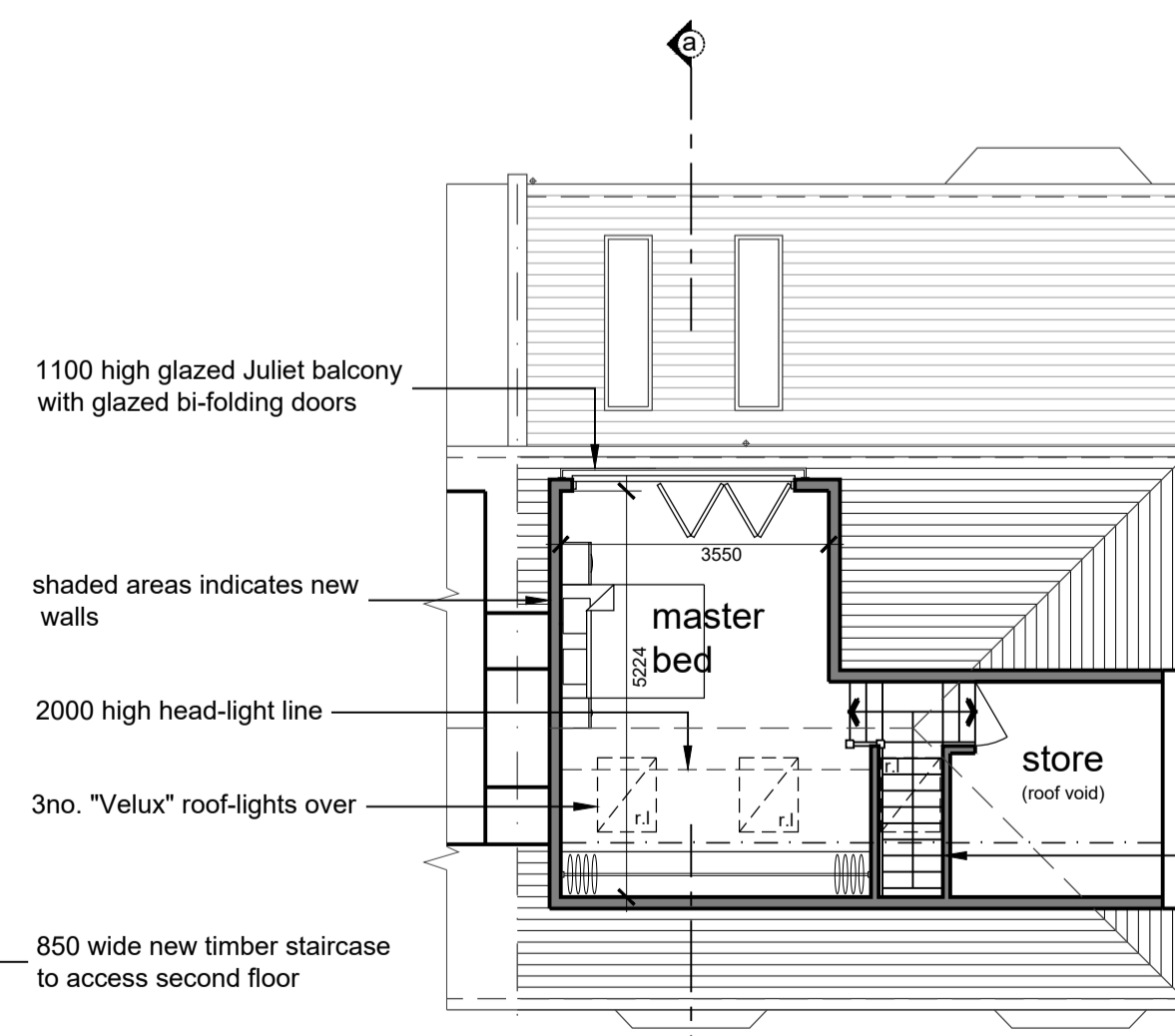
Location Plan 1:1250



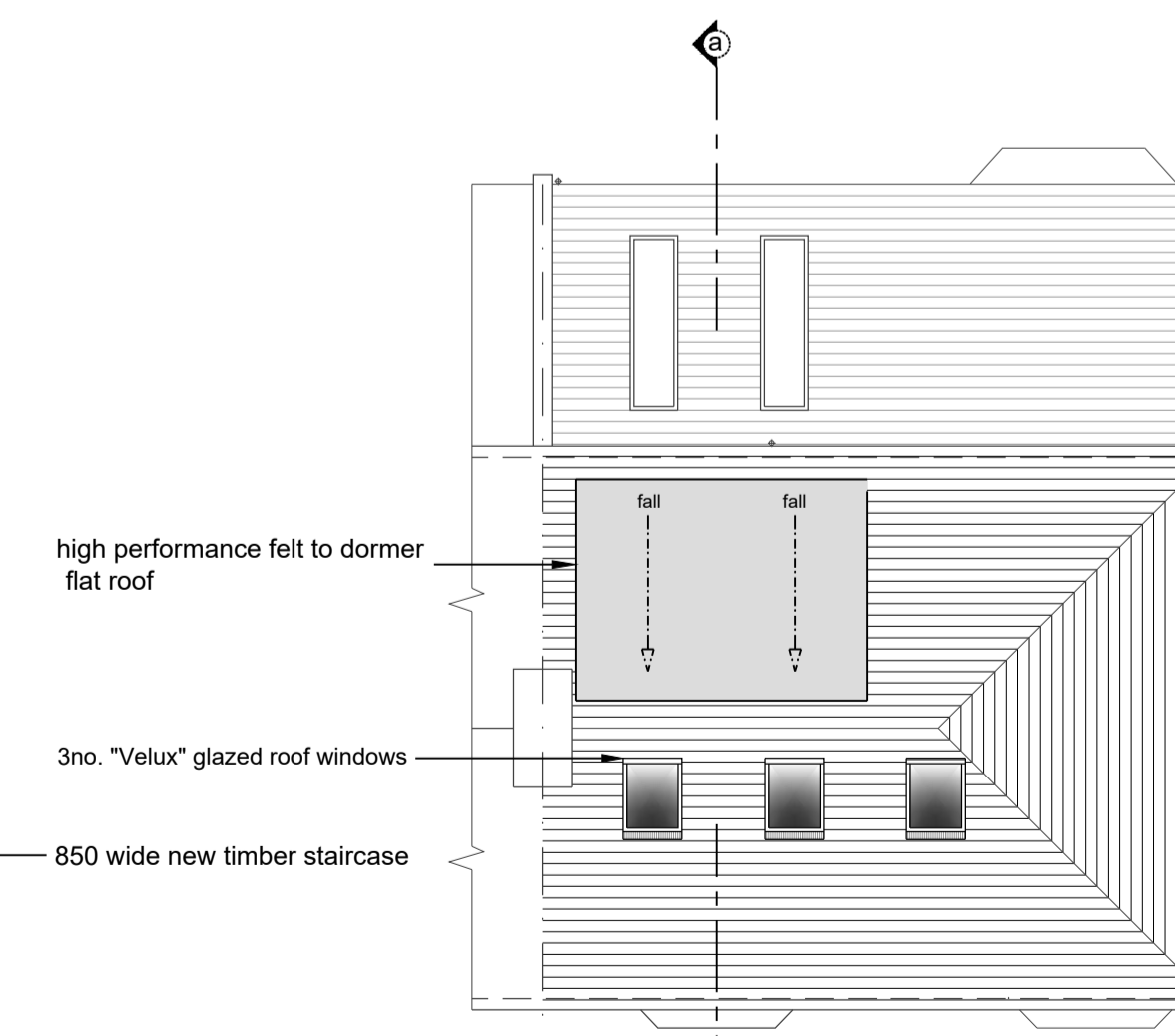
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

1:2500	0	1	50m	100m	200m
1:1250	0	5m	25m	50m	100m
1:500	0	2m	10m	20m	40m
1:200	0	1m	4m	8m	16m
1:100	0	0.5m	2m	4m	8m
1:50	0	0.25m	1m	2m	4m

notes:  
 any discrepancies should be reported immediately  
 all dimensions should be checked on site prior to commencement of work  
 site/survey based on ordnance survey information provided by prodar systems plc. (www.promap.co.uk) prodar does not guarantee that all past or current uses or features will be identified in the product.  
 the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.  
 drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.  
 © HERTFORD PLANNING SERVICE  
 note  
 when printing off pdf's.  
 it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet.  
 also that the scale bars on the plan measure correctly.

23/01/2020 amended size of dormer  
 22/01/2020 added volume calculation of existing extended roof volume and note relating to proposed materials to match existing. Rev B Rev A

**hps** Hertford Planning Service  
 Architecture & Planning  
 Westgate House, 37-41 Castle Street, Hertford, Herts SG14 1HH  
 Tel: 01992 552173 Fax: 01992 587643  
 Email: contact@hertfordplanning.co.uk www.hertfordplanning.co.uk

Chartered Institute of Architectural Technologists  
 Description Proposed Rear Dormer  
 Project 2 Waterworks Cottages Cuffley EN6 4RB  
 Drawing PLANS AND ELEVATIONS AS PROPOSED

Date 22/01/2020  
 Scale 1:100  
 Sheet size A1  
 Drawn JM

12537-P007-B

### **Town and Country Planning Act 1990**

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
2. It certifies that the operation/development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operation/development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation/development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation/development is only conclusively presumed where there has been no material change, before the use is instituted or the operation/development began, in any of the matters relevant to determining such lawfulness.

## WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

## WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

## NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

If you have any concerns or questions then please call us on **020 8207 7456** or email [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk)

Hertfordshire Building Control  
Hertsmere Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA

020 8207 7456  
[buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk)  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)



## HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY  
ENSURING QUALITY BUILDINGS

020 8207 7456  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)





### WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

### DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address [buildingcontrol@hartfordshirebc.co.uk](mailto:buildingcontrol@hartfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hartfordshirebc.co.uk](http://www.hartfordshirebc.co.uk).

### WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

### IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

### WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, ensuring that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.