

To: Mr T Waller  
Waller Planning  
Suite A  
19-25 Salisbury Square  
Old Hatfield  
AL9 5BT

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

### **Compliance with conditions**

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- 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.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) between 0900 – 1100 daily.

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

To: Mr T Waller

**Application No:** 6/2019/0217/MAJ

**Date of Approval:** 7 January 2020

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -**

**Development:** Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure

**At Location:** Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

**Applicant:** Mr L Williamson

**Application Date:** 1 February 2019

**This planning permission is subject to a Section 106 agreement.**

In accordance with the conditions listed below: -

**PRIOR TO COMMENCEMENT**

1. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - a) Final, detailed drainage scheme including a detailed drainage layout and detailed calculations;
  - b) Detailed assessment of the culverted drainage connection from the site into the ordinary watercourse including CCTV survey to justify any additional maintenance and repair works needed prior implementation of the approved drainage scheme. If discharge to the Ordinary Watercourse of the surface water run-off generated from the site will not be feasible then an alternative discharge mechanism should be provided;

- c) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs; and
- d) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To comply with Policies R5 and R7 of the Welwyn Hatfield District Plan 2005 and in accordance with the National Planning Policy Framework 2019.

- 2. No development other than that required to be carried out as part of an approved scheme of remediation shall commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The contents of the scheme and the written report are subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination
- ii. an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
  - adjoining land
  - groundwaters and surface waters
  - ecological systems
  - archaeological sites and ancient monuments
- iii. an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

e) Long Term Monitoring and Maintenance

Where indicated in the approved remediation scheme, a monitoring and maintenance scheme to include, monitoring the long-term effectiveness of the proposed remediation over the agreed period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the

approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with Policies R2 and R7 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

3. No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The development shall not be carried out other than in accordance with the approved Archaeological Written Scheme of Investigation. The scheme shall include an assessment of archaeological significance and research questions; and:
- a) The programme and methodology of site investigation and recording;
  - b) the programme for post investigation assessment;
  - c) provision to be made for analysis of the site investigation and recording, including Northaw House;
  - d) provision for how archaeological recording, relating to Northaw House will be carried out to record all interventions into the fabric of building in areas where such works might reveal additional information relating to the development of the building, and for the purpose of recoding any original historic features that may be exposed;
  - e) provision to be made for publication and dissemination of the analysis and records of the site investigation;
  - f) provision to be made for archive deposition of the analysis and records of the site investigation; and
  - g) nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

4. No development shall take place until an environmental management plan for the construction period has been submitted to and approved in writing by the Local Planning Authority. This shall include a review of any ecological impacts; risk assessment of potentially damaging construction activities; identification of any biodiversity protection zones; practical measures to reduce impacts during construction; location and timing of works to avoid harm to any biodiversity features; any times when specialist ecologists need to be present to oversee work and use of protective fences, exclusion barriers and warning signs. The approved plan shall be adhered to throughout the construction period

REASON: To make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

5. No development shall take place until an Arboricultural Method Statement, which includes an Arboricultural Impact Assessment, must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method statement must include:
  - a) A plan showing the areas of trees, or parts of trees growing from adjacent sites, to be protected and fencing in accordance with the relevant British Standard (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) and to identify areas where no chemical or materials or equipment shall be stored, mixed or prepared, no fires or site washings, within the root protection area of the tree or under the canopy spread whichever is the greater;
  - b) details of any proposed alterations to existing ground levels and details of any proposed excavation within the proximity of the root protection area of any retained tree, including trees growing from adjacent sites, or within a distance from any retained tree equivalent to half the height of that tree; and
  - c) specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policies R17 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

6. If 2 years have passed since the September of the year of the last bat survey and development has not commenced, before these works can start a bat activity survey of the buildings shall be carried out by a suitably qualified and experienced ecologist. Details including an assessment of the impact of the proposed development and any appropriate mitigation measures to alleviate such impacts shall be submitted to the Local Planning Authority for written approval.

REASON: To make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

#### PRIOR TO ABOVE GROUND DEVELOPMENT

7. Prior to above ground development samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. This shall include:
- a) Additional drawings that show details of new windows, doors eaves, verges, fascias and cills, by section and elevation; and
  - b) Details and colours of all external lights, alarm boxes or satellite dishes to be fixed to the of the new buildings.

The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

8. Prior to above ground development full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:
- a) original levels and proposed finished levels;
  - b) car parking layout and markings;
  - c) vehicle and pedestrian access and circulation areas;
  - d) hard surfacing, other hard landscape features and materials;
  - e) existing trees, hedges or other soft features to be retained
  - f) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, details of seeding or turfing and details on when these will be undertaken;
  - g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
  - h) details of siting and timing of all construction activities to avoid harm to all nature conservation features; and
  - i) management and maintenance 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

Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

9. Prior to above ground development a Landscape and Ecology Management Plan (LEMP) comprising a written document which must specify the ecological objectives of the development, with details and drawings as appropriate, setting out measures for the management and maintenance of landscape and ecology must be submitted to and be approved by the local planning authority. The plan must be implemented in accordance with these details prior to the first occupation or use of the buildings hereby approved or in accordance with a timetable approved as part of the LEMP.

REASON: In the interests of visual amenity and to ensure the protection and provision of wildlife habitats and local ecology in accordance with the National Planning Policy Framework 2019.

10. Prior to above ground development an Energy & Sustainability Statement must be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed and shall thereafter be maintained in the approved form.

REASON: To ensure that the development contributes towards Sustainable Development and Energy efficiency in accordance with Policy R3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

11. The development permitted by this planning permission shall not be carried out other than in accordance with the approved surface water drainage assessment by MTC Engineering, drawing title Updated Drainage Layout, drawing number 2090-03, dated 3 April 2019 and the following mitigation measures detailed within the Flood Risk Assessment:

- a) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 12.8 l/s during the 1 in 100 year event plus 40% of climate change event.
- b) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 1270 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in attenuation pond.
- c) Discharge of surface water from the private drainage network into the ordinary watercourse.

The mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.



REASON: To prevent flooding by ensuring the satisfactory disposal, and storage of surface, water from the site and to reduce the risk of flooding to the proposed development and future occupants. To comply with Policies R5 and R7 of the Welwyn Hatfield District Plan 2005 and in accordance with the National Planning Policy Framework 2019.

#### PRIOR TO OCCUPATION

12. The development shall not be used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation, approved under condition 6, and the provision made for analysis and publication where appropriate.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

13. Prior to the first occupation hereby permitted vehicular accesses indicated for improvement on drawing number KMC001-1 Rev 3 shall be reduced in width and provided with kerb radii as shown. Prior to use, arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure that the proposal does not result in a detrimental impact on the safe and efficient operation of the highway in accordance with the National Planning Policy Framework 2019.

14. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan number KMC01 Rev 02 and KMC02 Rev 02. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

REASON: To ensure that the proposal does not result in a detrimental impact on the safe and efficient operation of the highway in accordance with the National Planning Policy Framework 2019.

15. Prior to the first occupation of the development hereby permitted the proposed access, onsite car parking, as well as servicing areas shall be laid out, demarcated, levelled and surfaced in accordance with the approved plan and retained thereafter available for that specific use.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with the National Planning Policy Framework 2019.

16. Prior to the first occupation of the development hereby permitted, all off-site highway works shown on drawing KMC001-1 Rev 03 must be completed to the satisfaction of the Highway Authority.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with the National Planning Policy Framework 2019.

17. Prior to the first occupation of the flats hereby permitted, a scheme which shows the spaces allocated to each flat has been submitted to and agreed in writing by the Local Planning Authority. The agreed parking allocation must be retained permanently and shall not be used for any other purpose.

REASON: To ensure that the car parking spaces are provided prior to the occupation of the units in the interests of highway safety and that the number of spaces to serve each flat complies with Policy M14 and D5 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance - Parking Standards 2004, Interim Policy for Car Parking Standards and Garage Sizes 2014; and the National Planning Policy Framework 2019.

18. Prior to the first occupation of the flats hereby permitted, a scheme for the provision of secure cycle parking on site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

REASON: In order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with Supplementary Planning Guidance - Parking Standards 2004 and the National Planning Policy Framework 2019.

19. Prior to the first occupation of the dwellings hereby permitted, details of the location, design and specification of the refuse bin and recycling materials storage bins and areas to serve the residential units shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation and retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies IM2 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

20. Details of any external street lighting proposed in connection with the development hereby approved, shall be submitted to and approved in writing by the local planning authority prior to the occupation of development. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

21. Prior to the first occupation of the development hereby permitted, details of the location, design and specification of the units which be built to Lifetime homes standard shall be submitted an approved by the Council. The development shall not be carried out other than in accordance with the approved scheme.

REASON: To provide accessible housing to meet the requirements of Policy H10 of the Welwyn Hatfield District Plan 2005 and SP7 of the Emerging Local Plan 2016.

22. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

#### POST DEVELOPMENT

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of preserving the setting of the heritage assets on the site and the openness of the Green Belt in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, SADM34 of the Emerging Local Plan 2016 and the National Planning Policy Framework 2019.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no fences, gates or walls shall be constructed within the site or on the site boundaries.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of preserving the setting of the heritage assets on the site and the character of the area in

accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

## DRAWING NUMBERS

25. 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>
16_254_PL0 4		Existing Basement Plan Floor Plan, NH & EW	1 February 2019
16_254_PL0 5		Existing Ground Floor Plan, NH & EW	1 February 2019
16_254_PL0 6		Existing First Floor Plan, NH & EW	1 February 2019
16_254_PL0 7		Existing Second Floor Plan, NH & EW	1 February 2019
16_254_PL0 8		Existing Roof Plan, NH & EW	1 February 2019
16_254_PL0 9		Existing Elevations 1, NH & EW	1 February 2019
16_254_PL1 0		Existing Elevations 2, NH & EW	1 February 2019
16_254_PL1 1		Existing Sections, NH & EW	1 February 2019
16_254_PL1 2		Existing Floor Plans, BW	1 February 2019
16_254_PL1 3		Existing Roof Plan, BW	1 February 2019
16_254_PL1 4		Existing Elevations, BW	1 February 2019
16_254_PL1 5		Existing Ground Floor Plan, SB	1 February 2019
16_254_PL1 6		Existing First Floor Plan, SB	1 February 2019
16_254_PL1 7		Existing Roof Plan, SB	1 February 2019
16_254_PL1 8		Existing Elevations, CH	1 February 2019

16_254_PL1 9		Existing Sections, SB	1 February 2019
16_254_PL2 0		Existing Floor Plans, OC	1 February 2019
16_254_PL2 1		Existing Roof Plan, OC	1 February 2019
16_254_PL2 2		Existing Elevations & Sections, OC	1 February 2019
16_254_PL2 3		Bas, Floor Demolition Plan NH & EW	1 February 2019
16_254_PL2 4		G. Floor Plan Demolition Plan, NH & EW	16 May 2019
16_254_PL2 5		First Demolition Plan, NH & EW	16 May 2019
16_254_PL2 6	A	Second Floor Plan	16 May 2019
16_254_PL2 7	A	Demolition Elevations 1, NH & EW	16 May 2019
16_254_PL2 8	A	Demolition Elevations 1, NH & EW	16 May 2019
16_254_PL2 9		Floor Demolition Plans, BW	1 February 2019
16_254_PL3 0		Demolition Elevations, BW	1 February 2019
16_254_PL3 1	A	Ground Floor Demolition Plan	16 May 2019
16_254_PL3 2		First Floor Demolition Plan	1 February 2019
16_254_PL3 3	A	Demolition Elevations, SB	16 May 2019
16_254_PL3 4		Demolition Plans, OC	1 February 2019
16_254_PL3 5		Demolition Elevations, OC	1 February 2019
16_254_PL3 6		Proposed Bas, Floor Plan, NH & EW	1 February 2019
16_254_PL3 7	A	Proposed GF Plan, NH & EW	16 May 2019

16_254_PL3 8	A	Proposed First Floor Plan, NH & EW	16 May 2019
16_254_PL3 9	A	Proposed Second Floor Plan, NH & EW	16 May 2019
16_254_PL4 0	A	Proposed Roof Plan, NH & EW	16 May 2019
16_254_PL4 1	A	Proposed Elevations 1, NH & EW	16 May 2019
16_254_PL4 2	A	Proposed Elevations 2, NH & EW	16 May 2019
PL_254_PL4 3		Proposed Floor Plans, BW	1 February 2019
16_254_PL4 4		Proposed Roof Plan, BW	1 February 2019
16_254_PL4 5		Proposed Elevations, BW	1 February 2019
16_254_PL4 6	A	Proposed Ground Floor Plan, SB	16 May 2019
16_254_PL4 7		Proposed First Floor Plan, SB	1 February 2019
16_254_PL4 8	A	Proposed Roof Plan, SB	16 May 2019
16_254_PL4 9		Proposed Elevations, SB	16 May 2019
16_254_PL5 0		Proposed Floor Plans, 15-OC	1 February 2019
16_254_PL5 1		Proposed Roof Plan, 15-OC	1 February 2019
16_254_PL5 2		Proposed Elevations, 15-OC	1 February 2019
16_254_PL5 3		Proposed Floor Plans	1 February 2019
16_254_PL5 4		Proposed Roof Plan, 26-FH	1 February 2019
16_254_PL5 5		Proposed Elevations, 26-FH	1 February 2019
16_254_PL5 9		Proposed Floor Plans, SU1- 21-23	1 February 2019

16_254_PL6 0		Proposed Roof Plan, SU1-21-23	1 February 2019
16_254_PL6 1		Proposed Elevations, SU1-21-23	1 February 2019
16_254_PL6 2		Proposed Floor Plans, SU2-24-25	1 February 2019
16_254_PL6 3		Proposed Roof Plan, SU2-24-25	1 February 2019
16_254_PL6 4		Proposed Elevations, SU2-24-25	1 February 2019
16_254_PL6 5		Proposed GF Plan, WG-16-18	1 February 2019
16_254_PL6 6		Proposed Basement Plan, WG-16-18	1 February 2019
16_254_PL6 7		Proposed Roof Plan, WG-16-18	1 February 2019
16_254_PL6 8		Proposed Elevations, WG-16-18	1 February 2019
16_254_PL6 9		Elevations, Walled Garden	1 February 2019
16_254_PL7 0		Proposed Floor Plans, D-27	1 February 2019
16_254_PL7 1		Proposed Roof Plan, D-27	1 February 2019
16_254_PL7 2		Proposed Elevations, D-27	1 February 2019
16_254_PL7 3	B	Proposed 3D Aerial Of Site	20 August 2019
16_254_PL7 4	A	Proposed 3D Views, NH &EW	16 May 2019
16_254_PL7 5	A	Proposed 3D Views, SB-12	16 May 2019
16_254_PL7 6		Proposed 3D Views, BW-13-14	1 February 2019
16_254_PL7 7	A	Proposed 3D Views, OC-18	16 May 2019
16_254_PL7 8		Proposed 3D Views, FH-26	1 February 2019

16_254_PL7 9		Proposed 3D Views, SU1-21-23	1 February 2019
16_254_PL8 0		Proposed 3D Views, SU2-24-25	1 February 2019
16_254_PL8 1		Proposed 3D Views, GL-19-20	1 February 2019
16_254_PL8 2		Proposed 3D Views, WG-16-18	1 February 2019
16_254_PL8 3	A	Proposed 3D View, WG-16-18	16 May 2019
16_254_PL8 4		Proposed 3D View, D-27	1 February 2019
16_254_PL0 2		Site Block Plan	1 February 2019
16_254_PL0 3	B	Proposed Site Plan	20 August 2019
16_254_PL0 1		Site Location Plan	1 February 2019
02	B	Landscape Masterplan 1 of 3	20 August 2019
03	A	Landscape Masterplan 2 of 3	1 February 2019
KMC001-001	3	Proposed Highway Improvements	20 August 2019
KMC-01	02	Western Site Access Visibility	20 August 2019
KMC-02	02	Eastern Site Access Visibility	20 August 2019

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

#### 1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

#### **Informative(s)**

1. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.



2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
3. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
4. The planning authority has determined the application on the basis of the information available to it but this does not warrant or indicate that the application site is safe or stable or suitable for the development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.
5. The development will involve the numbering of properties and/or the naming of new streets. The applicant **MUST** contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
6. The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834>. Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 357000.
7. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".
8. Construction standards for works within the highway: All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance

with Hertfordshire County Council's publication "Roads in Hertfordshire – Highway Design Guide (2011)". Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

9. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

10. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

11. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.



Colin Haigh  
**Head of Planning**

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

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

## 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 garage 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, certifying 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.