

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	Hertfordshire
Postcode	EN10 7QA
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Tim
Surname	Waller
Company name	Waller Planning
Address line 1	Suite A
Address line 2	19-25 Salisbury Square
Address line 3	
Town/city	Old Hatfield
Country	
Postcode	AL9 5BT
Primary number	07813547159
Secondary number	
Fax number	
Email	tim@wallerplanning.com

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Repair, refurbishment and 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, construction of 2 new Gate Lodge dwellings, 3 new dwellings within the Walled Garden, 7 new 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.

Has the development or work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes No

b) Demolition of a building within the curtilage of the listed building

Yes No

c) Demolition of a part of the listed building

Yes No

If the answer to c) is Yes

What is the total volume of the listed building?

7055

Cubic metres

What is the volume of the part to be demolished?

202

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1975

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

20th century accretions which detract from the appearance of the front elevation - the linking structure with the Ballroom Wing (western side) (dated between 1913 and 1935), and modern brick toilet block (eastern side) (c. 1970s).

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To improve the appearance of Northaw House and the setting of the Stable Block.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes No

b) works to the exterior of the building?

Yes No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

8. Listed Building Alterations

See the accompanying Heritage Statement.

9. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	Northaw House and Ballroom Wing - white painted render and brick Stable Block - Red brick Oak Cottage - White painted brick
Please provide a description of proposed materials and finishes:	Northaw House and Ballroom Wing - white painted render and brick Stable block - red brick Oak Cottage - White painted brick Walled Garden Houses - Timber, glass and zinc Gate Lodges - White painted render Settlement Area Housing - Red brick, black stained timber, natural coloured timber

Roof covering	
Please provide a description of existing materials and finishes:	Northaw House, Ballroom Wing, Stable Block, Oak Cottage - Slate tiles and lead
Please provide a description of proposed materials and finishes:	Northaw House, Ballroom Wing, Stable Block, Oak Cottage, Gate Lodges - Slate tiles and lead Walled Garden Houses - Sedum Settlement Area Houses - Red clay tiles

Chimney	
Please provide a description of existing materials and finishes:	Northaw House, Ballroom Wing - Red brick Oak Cottage - White painted brick
Please provide a description of proposed materials and finishes:	Northaw House, Ballroom Wing, Settlement Area House - Red brick Oak Cottage - White painted brick Gate Lodges - White render

Windows	
Please provide a description of existing materials and finishes:	Northaw House, Ballroom Wing - White painted timber Oak Cottage - Black painted timber
Please provide a description of proposed materials and finishes:	Northaw House, Ballroom Wing - White painted timber Stable Block - Timber Oak Cottage - Black painted timber Walled Garden Houses - Aluminium, grey powder coated Gate Lodges - White painted timber Settlement Area Houses - Timber, Aluminium, black powder coated

9. Materials

External Doors

Please provide a description of existing materials and finishes:

Northaw House, Ballroom Wing, Stable Block, Oak Cottage - Painted timber

Please provide a description of proposed materials and finishes:

Northaw House, Ballroom Wing, Stable Block, Oak Cottage, Gate Lodges - Painted timber
Walled Garden Houses - Aluminium, grey powder coated
Settlement Area Houses - Timber, aluminium black powder coated

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

See Heritage Statement, Landscape Masterplan and application drawings.

10. Site Area

What is the measurement of the site area?
(numeric characters only).

9.99

Unit

hectares

11. Existing Use

Please describe the current use of the site

B1 office and C3 residential

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

B1 office and C3 residential

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Transport Statement for details of proposed alterations to site access points.

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	100	88	-12
Cycle spaces	0	54	54

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Existing connections will be used

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Bin storage areas will be accommodated within individual plots. For Northaw House bins will be stored within the ground floor of the Edwardian Wing.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Space will be provided for all of the Council's bins.

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	4	6	6	11	0	27
Total	4	6	6	11	0	27

Please select the existing housing categories that are relevant to your proposal.

19. Residential/Dwelling Units

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Existing Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	2	0	0	2
Total	0	0	2	0	0	2

Total proposed residential units

27

Total existing residential units

2

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	1230	1230	0	-1230
B8 - Storage or distribution	181	181	0	-181
Total	1411	1411	0	-1411

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Will the proposed development require the employment of any staff?

Yes No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	Sarah
Surname	Smith
Reference	6/2018/0508/PA

Date (Must be pre-application submission)

09/11/2018

Details of the pre-application advice received

See Planning, Design and Access Statement for details.

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Hertfordshire County Council
Number	
Suffix	
House Name	County Hall
Address line 1	Pegs Lane
Address line 2	
Town/city	Hertford
Postcode	SG13 8DQ
Date notice served (DD/MM/YYYY)	23/01/2019

Name of Owner/Agricultural Tenant	Northaw Properties Ltd
Number	
Suffix	
House Name	Crown Chambers
Address line 1	Bridge Street
Address line 2	
Town/city	Salisbury
Postcode	SP1 2LZ
Date notice served (DD/MM/YYYY)	23/01/2019

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tim"/>
Surname	<input type="text" value="Waller"/>
Declaration date	<input type="text" value="23/01/2019"/>

Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)