

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  
Planning (Listed Buildings and Conservation  
Areas) Act 1990  
Planning (Listed Buildings and Conservation  
Areas) Regulations 1990  
Approval of Listed Building Consent**

To: Mr T Waller

**Application No:** 6/2019/0218/LB

**Date of Approval:** 10 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 5 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

In accordance with the conditions listed below: -

**PRIOR TO COMMENCEMENT**

1. No development shall take place until a detailed construction/repair method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must not be carried out other than in accordance with the approved method statement. The method statement must include details of:
  - a) a detailed survey of the existing structure in order to confirm the extent of the repairs that will be required to make the building structurally sound and meet relevant Building Control Legislation. This should include fire protection, acoustic insulations and thermal insulation, including new wall, floor and ceiling build up;
  - b) The position, type and method of installation of all new and relocated services and related fixtures, including communications and information technology servicing.
  - c) details of all repairs, re-instatements and replacement including the methods to be used for the removal of the historic fabric and its repair or replacement;

d) a detailed specification of all the proposed materials to be used (i.e. type and origin/manufacturer, mortar mix, pointing profile and finish, jointing width and bond of the brickwork, band, string or dentil courses, parapets and copings, cills, and corbelling to chimney cappings, plasterwork/render, wood lath, brick, stone, tile and rainwater goods); and

e) repair works should be considered on a case-by-case basis.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2019 and standard conservation good practice.

2. No development shall take place until detailed drawings of all proposed new and/or replacement doors and windows together with a detailed specification of the materials, construction and finishes, have been submitted to and approved in writing by the Local Planning Authority. Details must be provided which clearly show a section of the glazing bars and/or mullions, frame mouldings, door panels, method of opening, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. Subsequently the works to the doors or windows must not be carried out other than in accordance with the approved details.

REASON: To ensure that the special historic and architectural or interest of the building, its character and appearance is properly maintained, in accordance with the National Planning Policy Framework 2019 and standard conservation good practice.

#### POST DEVELOPMENT COMMENCING

3. 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.

**DRAWING NUMBERS**

4. 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
KMC-01	02	Western Site Access Visibility	20 August 2019
KMC-02	02	Eastern Site Access Visibility	20 August 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_PL3 3	A	Demolition Elevations, SB	16 May 2019
16_254_PL3 1	A	Ground Floor Demolition Plan	16 May 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
16_254_PL4 9		Proposed Elevations, SB	16 May 2019

16_254_PL4 6	A	Proposed Ground Floor Plan, SB	16 May 2019
16_254_PL4 8	A	Proposed Roof Plan, SB	16 May 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 7	A	Proposed 3D Views, OC-18	16 May 2019
16_254_PL8 3	A	Proposed 3D View, WG-16- 18	16 May 2019
16_254_PL0 3	B	Proposed Site Plan	20 August 2019
16_254_PL7 5	A	Proposed 3D Views, SB-12	16 May 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 9	Floor Demolition Plans, BW	1 February 2019
16_254_PL3 0	Demolition Elevations, BW	1 February 2019
16_254_PL3 2	First Floor Demolition Plan	1 February 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
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 7	Proposed First Floor Plan, SB	1 February 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 6		Proposed 3D Views, BW-13-14	1 February 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 4		Proposed 3D View, D-27	1 February 2019
16_254_PL0 1		Site Location Plan	1 February 2019
16_254_PL0 2		Site Block 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

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. External services or fittings will require listed building consent where they affect the character of a listed building. These include satellite dishes, burglar alarms, meter boxes, security cameras, light fittings, flues and trunking.



2. Consent must be obtained for all internal alterations which affect the special architectural or historic character of a listed building. Such features may include chimney pieces, plasterwork, panelling, doors and door architraves, floor finishes, skirting boards, dados and picture rails, window shutters, staircases and balustrades. These should always be fully protected from damage during the course of any works on site.



Colin Haigh  
**Head of Planning**

## **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 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 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision on an 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 within 6 months of the date of this notice, whichever period expires earlier.
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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  
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WD6 1WA

020 8207 7456  
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## 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@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.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, 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.