

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



**WELWYN
HATFIELD**

Application for removal or variation of a condition following grant of planning permission. 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	<input type="text" value="15"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Station Road"/>
Address line 2	<input type="text" value="Cuffley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Potters Bar"/>
Postcode	<input type="text" value="EN6 4HX"/>

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

Easting (x)	<input type="text" value="530509"/>
Northing (y)	<input type="text" value="202753"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Terry"/>
Surname	<input type="text" value="Bambridge"/>
Company name	<input type="text" value="Willow City Estates PLC"/>
Address line 1	<input type="text" value="15, Station Road"/>
Address line 2	<input type="text" value="Cuffley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Potters Bar"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="EN6 4HX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Stuart"/>
Surname	<input type="text" value="Hancock"/>
Company name	<input type="text" value="Hancock Architecture Ltd"/>
Address line 1	<input type="text" value="First Floor Offices"/>
Address line 2	<input type="text" value="Unit 47"/>
Address line 3	<input type="text" value="The Shipyard Estate"/>
Town/city	<input type="text" value="Brightlingsea"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CO7 0AR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

Has the development already started?

Yes No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2018

Has the development been completed?

Yes No

If Yes, please state when the development was completed (date must be pre-application submission)

01/01/2019

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

As Built or On Site changes have resulted in changes to conditions requiring agreements.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Dear Stuart,

Thank you for your email and sorry for the length of time it has taken for me to get back to you.

Parking

I would like to discuss this matter with my line manager and will provide a response soon.
PLEASE SEE ATTACHED AMENDED PARKING PLAN FOR APPROVAL

Bin store

I received a telephone call a couple of weeks ago from the property owner about the re-located bin store and reasoning. I advised that an application for full planning permission is required for the bin store structure.

PLEASE CAN WE APPLY TO HAVE THIS ARE AGREED FOR THE CURRENT BIN AND BIKE STORE STRUCTURE AS PART OF DISCHARGE OF CONDITIONS WHERE DIFFERENT TO EXISTING APPROVED LOCATION.

Use Class

You did make me aware of the covenant restricting a A5 use class during the course of application 6/2019/0754/VAR, however this VAR application did not propose a change of use from A5 to A1. This is not even possible under a VAR application as the description of the original planning permission specified an A5 use.

YES - WE CORRESPONDED AND KEPT PLANNING OFFICERS UP TO DATE AS CONSTRUCTION WAS DELAYED DUE TO THESE LEGAL MATTERS. PLEASE CONTACT WILLOW CITY ESTATES PLC OR THEIR SOLICITORS FOR MORE INFORMATION.

Notwithstanding the above, as your client does not intend entertain an A5 use, the relevant A5 use conditions do not need to be adhered to or satisfied.

AGREED

Private access

Thank you for demonstrating adherence with this condition

External lighting

You will need to submit a discharge of condition application in order gain a formal decision on the acceptability of the external lighting
PLEASE SEE ATTACHED DOCUMENT REGARDING DISCHARGE OF CONDITIONS FOR LIGHTING

Window Restrictors / North Facing Elevation

You can apply to vary the wording of condition 6 on planning permission: 6/2019/0754/VAR to cover this newly proposed opening restrictor. The LPA will then make a formal decision on its acceptability. I would expect the same level of detail as the drawing you provided for the original restrictor for this planning application (drawing number: 0/A600/CN/206).

PLEASE SEE ATTACHED DRAWING FOR WIRE TYPE OPENING RESTRICTOR

6. 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?

- The agent
 The applicant
 Other person

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

9. 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)