

To: Mr David Carmichael
Lyster Grillet & Harding
1 Pemberton Place
Cambridge
CB2 1XB

Important – Planning permission and notices of consent

Compliance with conditions

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

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

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

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

To: Mr David Carmichael

Application No: 6/2020/3398/LAWP

Date of Approval: 2 March 2021

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

First Schedule: Certificate of lawfulness for erection of fencing, gates and bollards to enclose parking area

Second Schedule: Chancellors School Pine Grove Brookmans Park AL9 7BN

Applicant: Mr Buoy

Application Date: 13 January 2021

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

DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
2154 5 00 0005		Location Plan and Site Plan	21 December 2020
2154 5 00 0105	E	Proposed Bus Parking Plan	21 December 2020
2154 5 00 0110		Proposed Elevations	13 January 2021

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

1. The proposed development would accord with Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and would be lawful if instituted or begun at the time of the application.



A handwritten signature in black ink, appearing to read "Colin Haigh".

Colin Haigh
Head of Planning

NOTES:

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

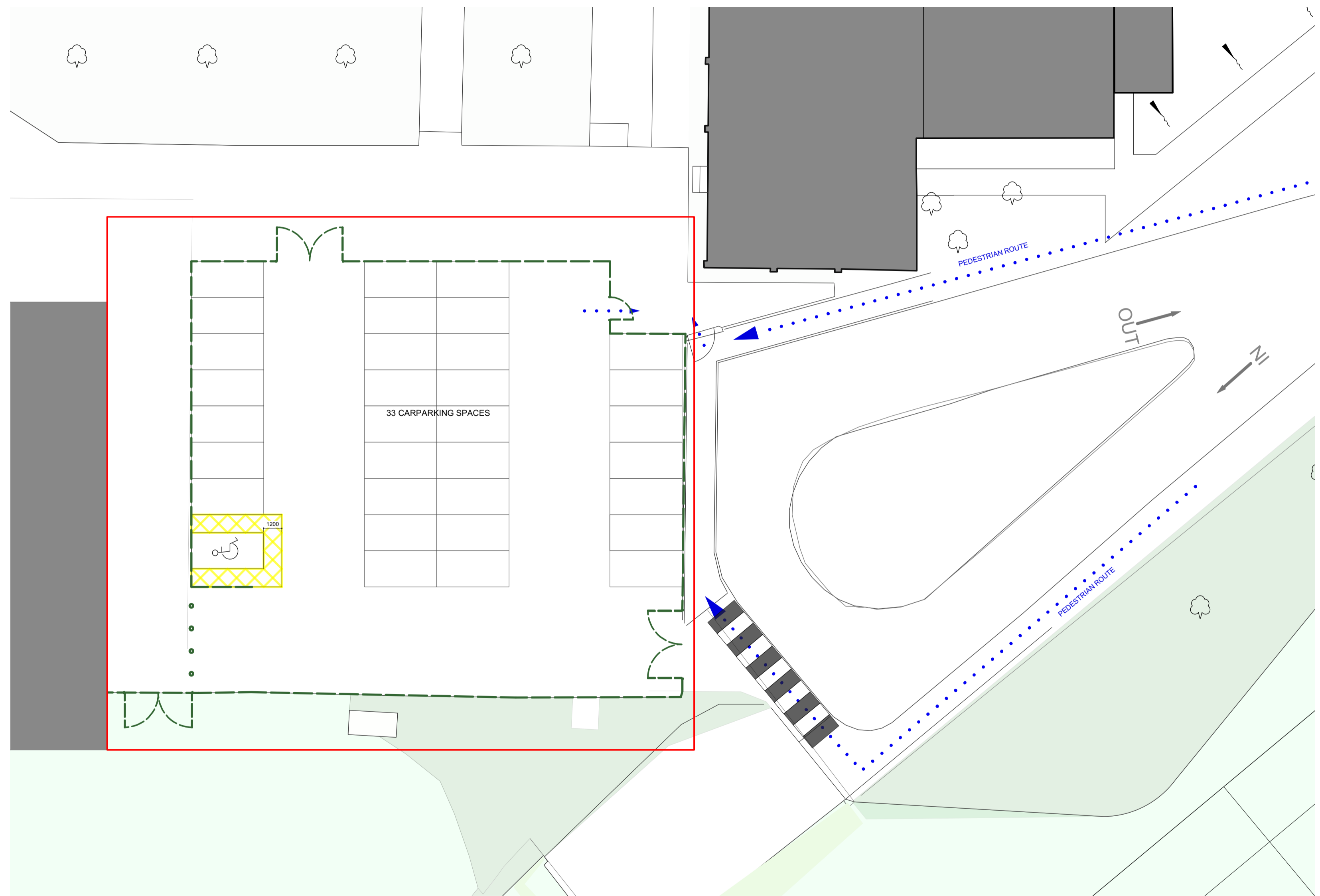
Discrepancies and / or ambiguities within this drawing, between it and the information give elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

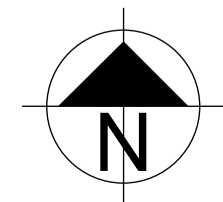
Responsibility for the reproduction of this drawing in paper form, or if issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image. Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the Specifications and / or Details for actual sizes and / or specific contractor construction information.



Location Plan
1:1250



Site Plan
1:200



job title Sports Hall & Teaching Block		client Chancellor's School		work stage Technical Design		drawing status Construction		job no. + work stage + building + drawing no. 2154 5 00 0005		revision -	
date Jan' 2020	drawn TM	scales 1:1250 @ A1 1:200 @ A1	scales@A3 1:2500 @ A3 1:400 @ A3	building + drawing title Car Parking Enclosed Fence Site & Location Plan							
<p>Rev. Date Notes By Chk</p> <p>Clouded Areas Indicate revisions since last issue</p>										<p>LYSTER GRILLET + HARDING ARCHITECTS</p> <p>1 Pemberton Place Cambridge CB2 1XB</p> <p>01223 351626 admin@lgharchitects.com www.lgharchitects.com</p> <p>Copyright © 2019 Lyster Grillet + Harding Ltd. All rights reserved.</p>	

Town and Country Planning Act 1990

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

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experience 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

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

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

020 8207 7456
buildingcontrol@hertfordshirebc.co.uk
www.hertfordshirebc.co.uk



HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
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@hertfordshirecc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hertfordshirecc.co.uk

WHY DO I NEED BUILDING CONTROL?

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

IS THIS DIFFERENT FROM PLANNING?

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

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

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, 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.