

TW/239

24th February 2021



Mr William Myers
Principle Development Management Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

town and country
planning consultants

Dear William,

Submission of Further Documents to Support Application 6/2021/0072/MAJ at Northaw House

I am writing in relation to the above planning application, which you are currently considering. As you know, this application follows the grant of planning and listed building consent for 25 dwellings in January 2020, under application reference 6/2019/2017/MAJ. The planning application was approved subject to various conditions, which the Applicants, LW Developments, have started to discharge. The current planning application is similar in many ways to the approved development, and we anticipate that it will ultimately be subject to a similar range of planning conditions.

Today I have submitted the following documents to support application 2/2021/0072/MAJ. These documents relate to the conditions that have been discharged or are currently under review relating to planning permission 6/2019/0217/MAJ. The purpose of submitting these documents now is to reduce the number of conditions that would need to be attached to a future planning permission. This in turn would save time for both the Council and the Applicants in bringing forward the new development.

The following additional documents have therefore been submitted today, to support application 6/2021/0072/MAJ, relating to surface water drainage (note that these details are also currently under consideration by the Council in regard to application 6/2020/3439/COND (Condition 1)):

- 1-046-CCE-XX-XX-DR-C-001-P3 Proposed Drainage General Arrangement Part 1 of 3
- 1-046-CCE-XX-XX-DR-C-002-P3 Proposed Drainage General Arrangement Part 2 of 3
- 1-046-CCE-XX-XX-DR-C-003-P3 Proposed Drainage General Arrangement Part 3 of 3
- 1-046-CCE-XX-XX-DR-C-004-P3 Proposed Drainage Details
- 1-046-CCE-XX-XX-DR-C-005-P3 Proposed Pond Sections
- Letter RE: Attenuation Pond Half Drain Down Time, 18th December 2020
- Covering Note prepared by Civilistix, 26th May 2020
- Greenfield Runoff rate estimation for sites reference 1748293818 16th Dec 2019
- Spillway H3C Headwall Drawing
- H6CA Headwall Close Coupled Grating Part 1 of 2
- H6CA Headwall Lifting Diagram Part 2 of 2

- H10C, H6C and H3C Headwall Grating Drawings
- Response Letter prepared by Civilistix dated 3rd February 2021
- Hydraulic Network Model 3rd February 2021
- SUDS Drainage System Maintenance Plan 15th January 2020

The following documents were approved under application 6/2020/0718/COND and have been submitted today to support planning application 6/2021/0072:

Site Characterisation (Condition 2)

- Phase II Environmental Report Rev A prepared by Herts and Essex Site Investigations

Archaeology (Condition 3)

- Written Scheme of Investigation for Historic Building Recording January 2020 by Cotswold Archaeology
- Written Scheme of Investigation for an Archaeological Evaluation April 2020 by Cotswold Archaeology
- Historic Building Recording October 2020 Parts 1 to 3, by Cotswold Archaeology

Environmental Management Plan (Condition 4)

- Construction Ecological Plan, February 2020, prepared by Environmental Business Solutions

Bat Survey (Condition 6)

- Bat Roost Survey April – September 2019 by Environmental Business Solutions
- Bat Survey, December 2020, prepared by Essex Mammal Surveys

The following documents were approved under application 6/2020/0736/COND and have been submitted today to support planning application 6/2021/0072/MAJ:

Arboricultural Statements (Condition 5)

- Tree Survey, AIA & Arboricultural Statement Dec 2019, Parts 1,2, 3 & 4 by Landscape Collective
- LC/00195 04 – Tree Retention, Removal and Protection Plan by Landscape Collective

A further set of documents have recently been submitted to discharge conditions 2B & C, 7, 8 and 10 under application reference 6/2020/2771/COND and these are also currently under consideration. I also submit these to support the new planning application 6/2021/0072/MAJ, and they are as follows:

Remediation Scheme (Condition 2B & C)

- Phase III Remediation Report Revision B by Herts & Essex Site Investigations
- Phase IV Validation Report Revision A by Herts & Essex Site Investigations
- BH2 Geotechnical Report by Herts & Essex Site Investigations

Materials (Condition 7)

- 16_254_PL27A_P_Northaw House Demolition Elevations 1
- 16_254_PL30_P_Ballroom Wing Demolition Elevations
- 16_254_PL33A_P_Stable Block Demolition Elevations

- 16_254_PL35_P_Oak Cottage Demolition Elevations
- 16_254_PL45_P_Ballroom Wing Proposed Elevations
- Clayhall Medium Blend Data Sheet
- Above Ground Materials – Oak Cottage
- Above Ground Materials – Stable Block
- Above Ground Materials – Main House
- Bi-fold Door Details
- Alitherm Heritage Window Details
- Casement Window Detail
- Brick Details
- Details of Exterior Lighting and Alarm Boxes
- External Door Technical Detail
- French Door Detail
- MJ-001 Sliding Sash Detail Elevation
- MJ-002 Sliding Sash Detail Elevation
- MJ-003 Sliding Sash Detail Sections
- MJ-004 Sliding Sash Detail Sections
- Proposed External Materials Ballroom Wing
- Typical Garage Door Photograph
- Front Door Detail

Hard and Soft Landscaping (Condition 8)

- 20-15483-1A Lighting Scheme by DW Windsor
- Landscape & Ecological Management Plan, January 2021 by Landscape Collective
- 2618-01 Rev A Detailed Planting Plan (Wider Site) by HCUK Group
- 2618-02 Walled Garden Planting Plan by HCUK Group

Energy & Sustainability Statement (Condition 10)

- Energy Strategy Statement prepared by Briary Energy

These documents have been uploaded via the Planning Portal under the application reference 6/2021/0072/MAJ, and planning portal reference PP-09397814. Please let me know if you also need these to be sent to you by e-mail.

Yours sincerely,



Tim Waller MRTPI
Director
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