

TW/239

2<sup>nd</sup> December 2021



Mr Chris Dale  
Head of Planning  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

town and country  
planning consultants

Dear Mr Dale,

**Application under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to change the working of conditions relating to planning permission 6/2019/0218/LB**

I am writing to you on behalf of LW Developments Ltd in relation to the existing listed building consent for the repair, refurbishment and conversion of Northaw House, its Stable Block, and various other conversions and enabling development. We have today submitted an application under s19 of the Act, seeking amendments to the conditions relating to this consent. The changes we are seeking are consistent with changes which the Council have previously approved separately on two other consents under s19, and we are simply applying to have these changes put together on a single decision notice.

Listed building consent 6/2019/0218/LB was originally issued on 10<sup>th</sup> January 2020. Following this, on 23<sup>rd</sup> April 2020, Thring Solicitors applied (on behalf of LW Developments) to change the wording of conditions 1 and 2 (application 6/2020/0930/VAR). These conditions had been worded as pre-commencement conditions, and they required the provision and approval of a construction/repair method statement, prior to undertaking the construction of any enabling development within the site. Thrings proposed that the wording of the two conditions should be amended to related to the commencement of works on the listed buildings only, rather than the site as a whole. The purpose of this change was to avoid unnecessary delay on commencing with the enabling development. The Council supported this proposal, and the application was approved on 18<sup>th</sup> June 2020. The wording of conditions 1 and 2 were both changed, from *"No development shall take place until..."* to *"No development to the Listed Buildings on site shall take place until..."*. We are seeking that this amended wording should be used again in relation to the current application.

In addition, a further application was subsequently submitted in relation to s19, again seeking an amendment to the conditions relating to the listed building consent. This was 6/2021/2191/VAR, submitted in September 2021. The application sought to vary condition 4 of the listed building consent, to change the list of approved drawings, relating to the new-build enabling development (and not the listed buildings). A non-material amendment application was submitted at a similar time in relation to the planning consent relating to this site (6/2019/0217/MAJ), which also sought to

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Suite A  
19-25 Salisbury Square  
Old Hatfield  
Herts, AL9 5BT

01707 538037  
info@wallerplanning.com  
wallerplanning.com

Tim Waller BA(Hons) MSc PgDip MRTPI, Director

Registered in England & Wales (No. 9462061) at  
4 Old Bedford Road, Potton, Bedfordshire, SG19 2QL

VAT No: 234 4124 40

vary the approved drawings, in relation to the planning permission. Both of these applications were approved, and the planning and listed building consents were amended accordingly.

The amended drawings proposed minor changes to the external appearance of the new-build Settlement Units 1 and 2, and the Farmhouse, to separate plots 24 and 25 to provide two detached houses rather than semi-detached, and minor changes to the access road and car parking arrangements around the "settlement area". This list of altered drawings is as follows:

House / Location	Previously Approved Drawing Numbers (to be replaced)	Drawing Numbers of the New Proposals
Settlement Unit 1 (Plots 21, 22 and 23)	16_254_PL61C	8250-SAU-SU1-1010-DR-A-P2
	16_254_PL61C	8250-SAU-SU1-0011-DR-A-P2
Settlement Unit 2 (Plot 24)	16_254_PL64C	8250-SAU-SU2-1010-DR-A-P2
Settlement Unit 2 (Plot 25)	16_254_PL64C	8250-SAU-SU2-0011-DR-A-P2
Farmhouse (Plot 26)	16_254_PL55	8250-SAU-FH-1010-DR-A-P2
Settlement Unit 2 (Plots 24 and 25)	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1
Access road within the settlement area	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1

The decision notice for 6/2021/2191/VAR was issued on the 10<sup>th</sup> September 2021 listing the new drawings; however the wording of conditions 1 and 2 on this decision notice reverted to the wording originally set out. This was no doubt an administrative error, given that the Council have already agreed that it is acceptable to amend the wording of these conditions, in the determination of application 6/2020/0930/VAR.

In addition, a further non-material amendment was also submitted and approved on 20<sup>th</sup> October 2021 in relation to planning permission 6/2019/0217/MAJ. This included the above list of drawings plus a further 3 drawings, and this application was also approved by the Council. The further 3 approved drawings are listed below:

8250-SAU-SU1-0001-DR-A	Rev C8	Settlement Unit 1 Plot 21 Floor Plans
8250-SAU-SU1-0002-DR-A	Rev C7	Settlement Unit 1 Plot 22-23 Substructure and Ground Floor Plans
8250-SAU-SU1-0003-DR-A	Rev C4	Settlement Unit 1 Plot 22-23 First Floor and Roof Plans

In light of all of the above, the current application seeks the following amendments to the listed building consent:

- The amendment of the wording of conditions 1 and 2, to match the wording of the approved application 6/2020/0930/VAR – this should change the wording of the beginning of each condition from "No development shall take place until..." to "No development to the Listed Buildings on site shall take place until...".

- To change the list of approved drawings under condition 4 to match those approved under both applications 6/2021/2191/VAR and 6/2019/0217/MAJ, as set out in the tables above.

The Council have clearly already found all amendments wording of the conditions and the drawings acceptable by the approval of both previous section 19 applications, 6/2020/0930/VAR and 6/2021/2191/VAR and the non-material amendment to 6/2019/0217/MAJ. We kindly request that all amendments previously approved are applied to conditions 1, 2 and 4 under this application.

For clarity, I have provided a complete list of all the drawings which should be listed on the decision notice, at the end of this letter, and also on the application forms.

I look forward to acknowledgement of this application, and to discussing it with the assigned Case Officer in due course.

Yours sincerely,



Tim Waller MRTPI  
Director  
[tim@wallerplanning.com](mailto:tim@wallerplanning.com)

List of Drawings:

Drawing Number	Description
16_254_PL04	Existing Basement Plan Floor Plan, NH & EW
16_254_PL05	Existing Ground Floor Plan, NH & EW
16_254_PL06	Existing First Floor Plan, NH & EW
16_254_PL07	Existing Second Floor Plan, NH & EW
16_254_PL08	Existing Roof Plan, NH & EW
16_254_PL09	Existing Elevations 1, NH & EW
16_254_PL10	Existing Elevations 2, NH & EW
16_254_PL11	Existing Sections, NH & EW
16_254_PL12	Existing Floor Plans, BW
16_254_PL13	Existing Roof Plan, BW
16_254_PL14	Existing Elevations, BW
16_254_PL15	Existing Ground Floor Plan, SB
16_254_PL16	Existing First Floor Plan, SB
16_254_PL17	Existing Roof Plan, SB
16_254_PL18	Existing Elevations, CH
16_254_PL19	Existing Sections, SB
16_254_PL20	Existing Floor Plans, OC
16_254_PL21	Existing Roof Plan, OC
16_254_PL22	Existing Elevations & Sections, OC
16_254_PL23	Bas, Floor Demolition Plan NH & EW
16_254_PL24	G. Floor Plan Demolition Plan, NH & EW
16_254_PL25	First Demolition Plan, NH & EW
16_254_PL26 A	Second Floor Plan
16_254_PL27 A	Demolition Elevations 1, NH & EW
16_254_PL28 A	Demolition Elevations 1, NH & EW
16_254_PL29	Floor Demolition Plans, BW
16_254_PL30	Demolition Elevations, BW
16_254_PL31 A	Ground Floor Demolition Plan
16_254_PL32	First Floor Demolition Plan
16_254_PL33 A	Demolition Elevations, SB
16_254_PL34	Demolition Plans, OC
16_254_PL35	Demolition Elevations, OC
16_254_PL36	Proposed Bas, Floor Plan, NH & EW
16_254_PL37 A	Proposed GF Plan, NH & EW
16_254_PL38 A	Proposed First Floor Plan, NH & EW
16_254_PL39 A	Proposed Second Floor Plan, NH & EW
16_254_PL40 A	Proposed Roof Plan, NH & EW
16_254_PL41 A	Proposed Elevations 1, NH & EW

16_254_PL42 A	Proposed Elevations 2, NH & EW
16_254_PL43	Proposed Floor Plans, BW
16_254_PL44	Proposed Roof Plan, BW
16_254_PL45	Proposed Elevations, BW
16_254_PL46 A	Proposed Ground Floor Plan, SB
16_254_PL47	Proposed First Floor Plan, SB
16_254_PL48 A	Proposed Roof Plan, SB
16_254_PL49	Proposed Elevations, SB
16_254_PL50	Proposed Floor Plans, 15-OC
16_254_PL51	Proposed Roof Plan, 15-OC
16_254_PL52	Proposed Elevations, 15-OC
16_254_PL53	Proposed Floor Plans
16_254_PL54	Proposed Roof Plan, 26-FH
16_254_PL62 A	Proposed Floor Plans, SU2-24-25
16_254_PL63 A	Proposed Roof Plan, SU2-24-25
16_254_PL65	Proposed GF Plan, WG-16-18
16_254_PL66	Proposed Basement Plan, WG-16-18
16_254_PL67	Proposed Roof Plan, WG-16-18
16_254_PL68	Proposed Elevations, WG-16-18
16_254_PL69	Elevations, Walled Garden
16_254_PL70	Proposed Floor Plans, D-27
16_254_PL71	Proposed Roof Plan, D-27
16_254_PL72	Proposed Elevations, D-27
16_254_PL73 B	Proposed 3D Aerial Of Site
16_254_PL74 A	Proposed 3D Views, NH & EW
16_254_PL75 A	Proposed 3D Views, SB-12
16_254_PL76	Proposed 3D Views, BW-13-14
16_254_PL77 A	Proposed 3D Views, OC-18
16_254_PL78	Proposed 3D Views, FH-26
16_254_PL79	Proposed 3D Views, SU1-21-23
16_254_PL80 A	Proposed 3D Views, SU2-24-25
16_254_PL81 A	Proposed 3D Views, GL-19-20
16_254_PL82	Proposed 3D Views, WG-16-18
16_254_PL83 A	Proposed 3D View, WG-16-18
16_254_PL84	Proposed 3D View, D-27
16_254_PL02	Site Block Plan
16_254_PL01	Site Location Plan
02 B	Landscape Masterplan 1 of 3
03 A	Landscape Masterplan 2 of 3
KMC001-001 Rev 3	Proposed Highway Improvements

KMC-01	Western Site Access Visibility
KMC-02	Eastern Site Access Visibility
8250-SAU-SIT 3015-DR-A P1	Proposed Site Plan
8250-SAU-FH-1010-DR-A P2	Farmhouse Plot 26 Proposed Elevations
8250-SAU-SU1-1010-DR-A P2	Settlement Unit 1 Plot 21 Proposed Elevations
8250-SAU-SU1-0011-DR-A P2	SU1 Plot 22-23 Proposed Elevations
8250-SAU-SU2-1010-DR-A P2	SU2 Plot 24 Proposed Elevations
8250-SAU-SU2-0011-DR-A P2	SU2 Plot 25 Proposed Elevations
8250-SAU-SU1-0001-DR-A C8	SU1 Plot 21 Proposed Sub, GF, FF & RP
8250-SAU-SU1-0002-DR-A C7	SU1 Plot 22-23 Proposed Substructure & GF
8250-SAU-SU1-0003-DR-A C4	SU1 Plot 22-23 Proposed FF & Roof Plans