Application for Planning Permission.
Town and Country Planning 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.

<table>
<thead>
<tr>
<th>1. Site Address</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>26</td>
</tr>
<tr>
<td>Suffix</td>
<td></td>
</tr>
<tr>
<td>Property name</td>
<td></td>
</tr>
<tr>
<td>Address line 1</td>
<td>Stonehills</td>
</tr>
<tr>
<td>Address line 2</td>
<td></td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td>Welwyn Garden City</td>
</tr>
<tr>
<td>Postcode</td>
<td>AL8 6NA</td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
</tbody>
</table>

| Easting (x) | 523814 |
| Northing (y) | 213041 |

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

<table>
<thead>
<tr>
<th>2. Applicant Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td></td>
</tr>
<tr>
<td>First name</td>
<td></td>
</tr>
<tr>
<td>Surname</td>
<td>Amsprop Reat Limited</td>
</tr>
<tr>
<td>Company name</td>
<td></td>
</tr>
<tr>
<td>Address line 1</td>
<td>C/o Agent</td>
</tr>
<tr>
<td>Address line 2</td>
<td></td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td></td>
</tr>
<tr>
<td>Country</td>
<td></td>
</tr>
</tbody>
</table>

Planning Portal Reference: PP-07855249
2. Applicant Details

Postcode

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant?

Yes

No

3. Agent Details

Title

First name Simon

Surname Birnbaum

Company name SMB Town Planning Ltd

Address line 1 The Studio

Address line 2 18 Orchard Drive

Address line 3 Edgware

Town/city Middlesex

Country

Postcode HA8 7SD

Primary number 0203326890

Secondary number

Fax number

Email simon@smbtownplanning.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).

0.12 hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

PROPOSED CONVERSION OF THE FIRST AND SECOND FLOORS OF THE BUILDING TOGETHER WITH AN ADDITIONAL STOREY TO PROVIDE RESIDENTIAL ACCOMMODATION (TOTAL OF 27 DWELLINGS); THE RETENTION OF THE GROUND FLOOR FOR CLASS A USES

Has the work or change of use already started?

Yes

No

Planning Portal Reference: PP-07855249
6. Existing Use

Please describe the current use of the site

Retail

Is the site currently vacant?  
Yes ☐  No ☐

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated  
Yes ☐  No ☐

Land where contamination is suspected for all or part of the site  
Yes ☐  No ☐

A proposed use that would be particularly vulnerable to the presence of contamination  
Yes ☐  No ☐

7. Materials

Does the proposed development require any materials to be used?  
Yes ☐  No ☐

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

**Roof**

Description of existing materials and finishes (optional):

Description of proposed materials and finishes: Red clay pantiles

**Windows**

Description of existing materials and finishes (optional): Painted steel barrel

Description of proposed materials and finishes: Painted steel barrel to match existing. Secondary glazing to inner leaf to provided on all new and existing windows

**Walls**

Description of existing materials and finishes (optional): Brick

Description of proposed materials and finishes: Proposed third floor will be a mansard roof which will be finished with red clay pantiles

Are you supplying additional information on submitted plans, drawings or a design and access statement?  
Yes ☐  No ☐

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  
Yes ☐  No ☐

Is a new or altered pedestrian access proposed to or from the public highway?  
Yes ☐  No ☐

Are there any new public roads to be provided within the site?  
Yes ☐  No ☐

Are there any new public rights of way to be provided within or adjacent to the site?  
Yes ☐  No ☐

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  
Yes ☐  No ☐

Planning Portal Reference: PP-07855249
9. Vehicle Parking
Is vehicle parking relevant to this proposal?  
- Yes  
- No

10. Trees and Hedges
Are there trees or hedges on the proposed development site?  
- Yes  
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  
- Yes  
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to design, demolition and construction - Recommendations’.

11. Assessment of Flood Risk
Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  
- Yes  
- No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  
- Yes  
- No

Will the proposal increase the flood risk elsewhere?  
- Yes  
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation
Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:
- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:
- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:
- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No
13. Foul Sewage

Please state how foul sewage is to be disposed of:
- [ ] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No [ ] Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? [ ] Yes [ ] No

If Yes, please provide details:
- See drawing no. 7654/P101 and section 3.4 of the Design & Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste? [ ] Yes [ ] No

If Yes, please provide details:
- See drawing no. 7654/P101 and section 3.4 of the Design & Access Statement

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? [ ] Yes [ ] No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? [ ] Yes [ ] No

Please select the proposed housing categories that are relevant to your proposal.
- [ ] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Market' residential units

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Flats/Maisonettes</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>2</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4+</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unknown</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>27</td>
<td>27</td>
</tr>
</tbody>
</table>

Please select the existing housing categories that are relevant to your proposal.
16. Residential/Dwelling Units

- Market
- Social
- Intermediate
- Key Worker

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total proposed residential units</td>
<td>27</td>
</tr>
<tr>
<td>Total existing residential units</td>
<td>0</td>
</tr>
</tbody>
</table>

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
- Yes
- No

If you have answered Yes to the question above please add details in the following table:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 - Shops Net Tradable Area</td>
<td>3148</td>
<td>1918</td>
<td>0</td>
<td>-1918</td>
</tr>
<tr>
<td>Total</td>
<td>3148</td>
<td>1918</td>
<td>0</td>
<td>-1918</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?  
- Yes
- No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?  
- Yes
- No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable</td>
<td></td>
</tr>
</tbody>
</table>

Is the proposal for a waste management development?  
- Yes
- No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  
- Yes
- No

22. 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?
### 22. Site Visit
- The agent
- The applicant
- Other person

### 23. 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: Rachael Collard and Clare Howe
  - Surname
  - Date (Must be pre-application submission):
  - Details of the pre-application advice received
    - Please see covering letter and supporting statements

### 24. Authority Employee/Member
With respect to the Authority, is the applicant and/or agent one of the following:
- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  
- Yes  
- No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

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: Simon
- Surname: Birnbaum
- Declaration date (DD/MM/YYYY): 14/06/2019

Planning Portal Reference: PP-07855249
25. Ownership Certificates and Agricultural Land Declaration

☑ Declaration made

26. 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) 14/06/2019

Planning Portal Reference: PP-07855249