

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2025/0777/FULL
Location: Digswell Methodist Church Warren Way Digswell Welwyn AL6 0DH
Proposal: Refurbishment of Digswell Village Church including alterations to levels and accessibility internally and externally, erection of entrance canopies, raise roof height of flat roof extension, removal of chimney, alterations to fenestration/openings, regraded paths and patios and soft landscaping, amendments to external materials, installation of solar panels, Air Source Heat Pump (ASHP) and lighting, and the formation of accessible parking, cycle storage and bin stores.
Officer: Ms Emily Kingswell
Recommendation: Granted

6/2025/0777/FULL

Context	
Site and Application description	<p>Digswell Methodist Church has a distinctive post-modern design which is complemented by its spacious setting. The church is set back in the northeast corner of the site with gravel parking off Warren Way and greenspace to the northwest of the site. The surrounding area is residential in character. Planning permission is sought for internal alterations and upgrading the external façade of the church. External proposals include:</p> <ul style="list-style-type: none"> • External insulation to the hall with natural timber cladding. • Existing windows and doors to be replaced to improve the building's energy efficiency. • New doors to feature accessible door swings and the main entrance is to be fitted with automated, power assisted double doors. • Secondary roof covering to improve thermal efficiency and 40sqm of the upper ground floor ceiling raised to align with the existing height of the raised flat roof. • Addition of three timber entrance canopies. • Existing car park resurfaced with permeable bound gravel grid system and accessible parking bays. • Installation of a bike rack. • New patio to replace the existing. • Soft landscaping in the form of new planting beds. • Installation of solar panels on the roof. • Installation of an air source heat pump to replace the existing gas boiler. • Internal and external lighting upgraded to low energy LED fixtures. • Removal of chimney • Alterations to internal and external levels • Installation of a bin store

<p>Constraints</p>	<p>SAG - 0 - Distance: 0</p> <p>PAR - PARISH (WELWYN) - Distance: 0</p> <p>Wards - Welwyn East - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7659838) - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p> <p>GCN - GCN District Level Licensing - Green Zone - Distance: 0</p> <p>NAWT - NATS Safeguarding Area Wind Turbines - Distance: 0</p> <p>LLA - LLA Aerodrome Safeguarding Area - Distance: 0</p> <p>LHR - London Heathrow Safeguarding Area - Distance: 0</p>
<p>Relevant planning history</p>	<p>Application Number: N6/1950/0338/ Decision: Granted Decision Date: 20 June 1950 Proposal: Proposed site for methodist church.</p> <p>Application Number: N6/1962/0495/ Decision: Granted Decision Date: 19 July 1962 Proposal: Church & extension to premises to serve as Sunday school classes & youth club & parking for 12 cars</p> <p>Application Number: N6/1962/0679/ Decision: Granted Decision Date: 17 August 1962 Proposal: Caravan</p> <p>Application Number: N6/1967/0283/OP Decision: Granted Decision Date: 27 April 1967 Proposal: Outline application for addition of club room and stores.</p> <p>Application Number: E6/1973/5501/ Decision: Granted Decision Date: 20 September 1974 Proposal: Site for clubroom extension.</p> <p>Application Number: N6/1986/0730/FP Decision: Granted Decision Date: 27 October 1986 Proposal: Single storey extension to entrance to accommodate toilets and access ramp for disabled persons</p> <p>Application Number: 6/2017/0342/FULL Decision: Granted Decision Date: 29 June 2017 Proposal: Replacement of ancillary accommodation to the existing worship hall and redevelopment of the existing building following partial demolition.</p>

	Application Number: 6/2024/0315/ADV Decision: Granted Decision Date: 23 May 2024 Proposal: Installation of free-standing non-illuminating sign		
Consultations			
Neighbour representations	Support: 2	Object: 0	Other: 0
Publicity	Site Notice Display Date: 6 May 2025 and 24 June 2025 Site Notice Expiry Date: 28 May 2025 and 15 July 2025 Neighbour notification letters		
Summary of neighbour responses	20 Hertford Road - Comment: Looks like an excellent development that will enhance the community offering of this valued building. 6 Foxley Grove - Comment: This is a long overdue project that will solve much of the accessibility problems that the church hall has.		
Consultees and responses	Welwyn Parish Council - No objection. WHBC Public Health and Protection - No objection, subject to condition on noise and dust from demolition and construction works. Hertfordshire County Council Transport Programmes & Strategy - No objection, subject to condition for the parking to be laid out as shown on "Site Plan – Option 3" prior to first occupation. Place Services Conservation Officer - No objection (Verbally confirmed on 21/05/2025).		
Relevant Policies and Guidance			
National Planning Policy Framework The Welwyn Hatfield Borough Council Local Plan 2016-2036: <ul style="list-style-type: none"> • SP1 Delivering Sustainable Development • SP4 Transport and Travel • SADM2 Highway Network and Safety • SADM3 Sustainable Travel for All • SP6 Community Services and Facilities • SP9 Place-making and High-Quality Design • SADM11 Amenity and Layout • SADM12 Parking, Servicing and Refuse • SP10 Sustainable Design and Construction • SADM13 Sustainability Requirements • SADM14 Flood Risk and Surface Water Management • SADM15 Heritage • SADM16 Ecology and Landscape • SADM18 Environmental Pollution Planning Guidance: <ul style="list-style-type: none"> • Supplementary Design Guidance 2005 • Supplementary Planning Guidance Parking Standards 2004 • Interim Policy for Car Parking Standards and Garage Sizes 2014 • Planning Practice Guidance • National Design Guide • Digswell Character Appraisal • Sustainability Supplementary Planning Guidance 2025 			

Others:

- Hertfordshire Waste Development Framework 2012
- Hertfordshire's Local Transport Plan (2018 – 2031) 2018
- Manual for Streets

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the building and the area?

Yes No

Comment (if applicable):

Policy SP9 of the Local Plan and the Supplementary Design Guidance seek to ensure a high-quality design which relates to the character and context of the surrounding area. The policy requires external alterations and extensions to complement and reflect the existing design and character and be subordinate in scale. These policies are in line with paragraph 124 of the NPPF which states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. These policies are expanded upon in the Council's Supplementary Design Guidance 2005 (SDG), which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and surrounding area.

Policy SP6 of the Local Plan supports the upgrading of facilities where the existing facilities no longer meet modern day requirements and to meet the day-to-day needs of existing residents. Digswell Character Appraisal refers to Warren way as being developed within a relatively short period in the 1960s with the area being suburban in character. The design guidelines for Warren Way include key positions in the streetscape (significant corners or focal points) should be accentuated architecturally.

The proposed scheme includes updating the internal and external façade of Digswell Methodist Church. The internal and external proposals for the church are provided below:

External

- External insulation to the hall with natural timber cladding.
- Existing windows and doors to be replaced to improve the building's energy efficiency.
- New doors to feature accessible door swings and the main entrance is to be fitted with automated, power assisted double doors.
- Secondary roof covering to improve thermal efficiency and 40sqm of the upper ground floor ceiling raised to align with the existing height of the raised flat roof.
- Addition of three timber entrance canopies.
- Existing car park resurfaced with permeable bound gravel grid system and accessible parking bays.
- Installation of a bike rack.
- New patio to replace the existing.
- Soft landscaping in the form of new planting beds.
- Installation of solar panels on the roof.
- Installation of an air source heat pump to replace the existing gas boiler.
- Internal and external lighting upgraded to low energy LED fixtures.
- Removal of chimney

- Alterations to land levels
- Installation of a bin store

Internal

- Consolidate a number of internal floor levels within the building to improve accessibility for all users.
- Existing meeting rooms opened up to create a multifunctional hall that can be partitioned into separate spaces using a sliding/folding wall.
- Kitchen to be enlarged and equipped with a servery.
- A platform lift and stairs will be installed to connect the two floor levels.
- New accessible W.C on the ground floor with a baby change table.
- The floor height will be raised in the Vestry to align with the upper ground floor level; including an adjustment to the existing window opening height.

The proposed changes would provide better access for all along with improving energy efficiency and making better use of the application site. The proposals would also enhance the current design of the unique looking place of worship and make it more attractive for other community groups to hire out/use the facilities within the church including improvements to parking and landscaping. There are no concerns in relation to the proposed external natural timber cladding, timber canopies or raising part of the upper ground floor ceiling to match the height of the existing flat roof.

It is noted that the development includes several solar panels which would be placed on the flat roof section of the existing building. These features would be visible from the surrounding street scene, due to the position of the building in the surrounding area. Whilst this is the case, the solar panels would project a minimal distance above the flat roof due to the angle they would be positioned and would not appear unduly prominent.

The application also benefits from no objection from Welwyn Parish Council and two neighbour letters of support in relation to enhancing and improving accessibility for the building.

The proposed site plan refers to a children’s play area to the south-east of the site within an enclosed area. Whilst there would be no concern in relation to the children’s play area in principle, no information has been provided as to whether play equipment may or may not be installed. Therefore, the applicant is reminded that if they intend to install play equipment with a platform above 0.3m in height, this will require separate planning permission. More permanent forms of play equipment may also require planning permission.

Given the proposal largely involves alterations within the existing footprint of the church and would enhance and modernise the building, which would not significantly alter the prominence of the building as a focal point within the local area, it would comply with Policies SP9 and SP6 of the Local Plan, the Supplementary Design Guidance, the Digswell Character Appraisal and the NPPF. However, a condition will be imposed for all materials to be submitted to and approved in writing by the Local Planning Authority due to information on proposed external colours and type of material not being included within the proposed plans.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

Policy SADM11 of the Local Plan requires all proposals to create and protect a good standard of amenity for buildings and external open space and limiting overlooking to an acceptable degree. Policy SADM18 states that a Noise and Vibration Impact Assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration and for proposals that are considered to be sensitive to noise and/or vibration.

The proposed scheme would not affect negatively affect neighbouring properties as the works aim to enhance the existing building rather than extend it considerably. The proposals on the south elevation of the building include reducing the size of some of the existing window openings to be above head height in the eaves of the building and the installation of new doors. The proposed changes would also be located approximately 39m away from the rear elevations of properties along Station Road and 8.8m away from 2 Station Road.

In terms of noise, the proposed Air Source Heat Pump is shown indicatively on the plans but there is limited information available about the design, manufacturer's specification and proposed noise levels. The Council's Public Health and Protection Officer has not objected to the development. However, it is considered reasonable and appropriate to secure further details by condition.

The development also includes the installation of external bulkhead and floodlight fittings, but again, these would be located a sufficient distance away from neighbouring properties. However, a condition will be imposed for the applicant to submit luminance levels of any external lighting prior to installing the lighting at the application site, to ensure no undue effects are likely to occur.

In view of the above, the proposed scheme would comply with Policies SADM11 ad SADM18 of the Local Plan, the SDG and the NPPF.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Policy SADM2 of the Local Plan refers development proposals to have no negative impacts on highway safety, allow safe and suitable means of access to and from the site for all users and provide a satisfactory and suitable level of parking. Policy SADM12 requires an adequate level of parking for the property as set out by the Council's Parking Standards Supplementary Planning Guidance (2004) and the Interim Policy for Car Parking Standards and Garage Sizes (2014).

The Parking Standard Supplementary Planning Guidance (SPG 2004) use maximum parking standards that are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of this situation the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes (2014) that states that parking provision will be assessed on a case-by-case basis and the existing maximum standards within the SPG should be taken as guidance only.

Under the Parking Standards Supplementary Planning Guidance, 1 space is required per 9sqm plus 3 spaces per 4 members of staff. The requirement would therefore be 40 spaces plus 0 spaces for members of staff as the agent confirmed via email on 12/06/2025 that there are no onsite staff and that the building is managed and run by volunteers. However, it is recognised that the church has an existing under provision of parking as the current parking layout is a gravel area with no allocated spaces and there is no increase in size proposed to the existing church under this application.

The proposed scheme would introduce a permeable bound gravel surface/grid system on the same area with 11 allocated parking spaces (including two disabled parking spaces) which would improve access to and from the church. Resident only parking along Warren Way is between 9am-11am Monday to Friday, except Bank Holidays. Following an amended parking plan being submitted to address the parking size concern for the disabled spaces, the County Highways Officer has raised no objection to the application, subject to a condition for the parking provision to be laid out prior to first occupation, which will be included as part of the permission.

In relation to cycle parking under the Parking Standards SPG, 1 cycle space is required per 200sqm ground floor area plus 1 space on duty per 10 staff on duty at any one time, meaning 2 cycle spaces are required. The Design and Access Statement refers to six cycle spaces being provided within the

new bike rack area, which is shown on the proposed site plan, which is over the required provision of cycle parking under the Parking Standards SPG. The Highways Officer also raised no objection to the bike rack, subject to a condition for the bike rack to be installed prior to first occupation, will be included as part of this permission.

In summary, the proposed scheme would comply with Policies SADM2 and SADM11 of the Local Plan, the Parking Standards Supplementary Planning Guidance (2004) and the Interim Policy for Car Parking Standards and Garage Sizes (2014).

Any other issues

Sustainable Design and Construction (Policy SP10)

Policy SP10 of the Local Plan states that proposals that adopt sustainable design and construction principles will be supported. Policy SP10 of the Local Plan provides the following criteria on energy and climate change:

- Layout and design of the site and building(s) reflect the energy hierarchy to maximise opportunities to reduce carbon emissions.
- The use of renewable and low carbon energy infrastructure is used where it is appropriate and consistent with other policies.
- Proposals are responsive to how the climate will change over their lifetime and minimise their contribution to the urban heat island effect.

The proposal includes:

- The installation of solar panels to the flat roof;
- Installation of an air source heat pump on the south elevation of the building;
- Installation of double-glazed doors and windows;
- Internal wall and roof insulation; and
- Installation of bulkhead and floodlighting to use low energy/LED bulbs.

The above proposals would improve the energy and thermal efficiency of the building and would comply with Policy SP10 of the Local Plan. A condition will be placed on the external lighting, solar panels and ASHP for manufacture details, noise and luminance levels and glint to be submitted to and approved in writing by the Local Planning Authority.

Policy SP10 also refers to proposals having a water sensitive design to sustainably address water supply, consumption and quality, extreme rainfall, drainage and flood risk in a holistic way. The proposed scheme includes permeable gravel surfacing for parking, existing rainwater harvesting system being retained and new sanitaryware and fittings will be dual flush and low flow to reduce water consumption.

Therefore, the proposal would meet the water sensitive design requirement of Policy SP10 of the Local Plan.

Biodiversity Net Gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions. An exemption applies in relation to planning permission for a development which is 'de-minimis' development. This means a development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat

- 5 metres of on-site linear habitats such as hedgerows

Policy SADM16 of the Local Plan is similar in this regard and notes that proposals will be expected to maintain, protect, conserve and enhance biodiversity, the structure and function of ecological networks and the ecological status of water bodies. All developments that are not otherwise exempt will be required to deliver a measurable biodiversity net gain of at least 10%.

Applicants for planning permission are required to make a statement as to whether the biodiversity net gain condition will apply if permission is granted. The agent has confirmed on the application form that the proposed works relate to the internal and external refurbishment of the church with no increase in size to the building and the other works fall below the threshold. Therefore, the application falls within the definition of de-minimis development and mandatory biodiversity net gain is not required in this instance.

Conclusion

Subject to the suggested planning conditions, the proposed development would accord with the relevant local and national planning policies.

Conditions:

1. No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

2. Prior to the Air Source Heat Pump being installed, technical details of the equipment including noise ratings shall be submitted to and approved in writing by the Local Planning Authority. The submission shall specify any additional measures required to control noise associated with the ASHP to ensure neighbours are not unduly impacted. Thereafter, the equipment shall be always operated in full compliance with manufactures guidelines and if noise mitigation is required it shall be retained in perpetuity.

The noise levels from the air source heat pump must not exceed the background noise level (LA90), at any time, at the nearest residential receptor location.

REASON: To ensure the proposed use does not introduce an unacceptable noise and disturbance to neighbours in accordance with Policies SADM11, SADM18 and SP10 of Welwyn Hatfield Borough Council Local Plan 2016-2026 (Adopted October 2023) and the National Planning Policy Framework.

3. Prior to the installation of the solar panels, full technical details of the equipment, including potential glare, shall be submitted to and approved in writing by the Local Planning Authority. The submission shall specify any additional measures required to control any potential glare to ensure neighbours are not unduly impacted. Thereafter, the equipment shall be always operated in full compliance with manufactures guidelines and if mitigation is required it shall be retained in perpetuity.

REASON: To ensure the proposed use does not introduce an unacceptable level of glare to neighbouring properties and in the interests of visual amenity, in accordance

with Policies SP9, SADM11 and SP10 of Welwyn Hatfield Borough Council Local Plan 2016-2026 (Adopted October 2023) and the National Planning Policy Framework.

4. Prior to the external bulkhead and floodlit lighting being installed, technical details of the equipment including luminance levels shall be submitted to and approved in writing by the Local Planning Authority. The submission shall specify any additional measures required to control the external lighting to ensure neighbours are not unduly impacted. Thereafter, the lighting shall comply with the approved luminance levels and be retained in perpetuity.

REASON: To ensure the proposed use does not introduce unacceptable levels of light to neighbours in accordance with Policies SADM11 and SP10 of Welwyn Hatfield Borough Council Local Plan 2016-2026 (Adopted October 2023) and the National Planning Policy Framework.

5. Prior to the installation of the bike rack hereby granted, full details and plans of the bike rack shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

6. Prior to the installation of the bin store hereby granted, full details and plans of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

7. Prior to the first use of the development hereby permitted, all proposed car and parking spaces for cars and cycles as shown on the proposed Site Plan -Option 3 (Ref-2420- MEB -XXXXD-R A3-112, PO2) shall be provided and retained thereafter permanently.

REASON: To ensure a satisfactory standard of parking in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
		Location plan	25 April 2025

2420-MEB-XX-XX-DR-A-3-410	P01	Proposed Sections	25 April 2025
2420-MEB-XX-XX-DR-A-3-400	P01	Existing Sections	25 April 2025
2420-MEB-XX-XX-DR-A-3-310	P01	Proposed Elevations	25 April 2025
2420-MEB-XX-XX-DR-A-3-300	P01	Existing Elevations	25 April 2025
2420-MEB-XX-XX-DR-A-3-101	P01	Existing Site Plan	25 April 2025
2420-MEB-XX-XX-DR-A-3-100	P01	Existing Site Block Plan	25 April 2025
GA00100		Utility Survey	25 April 2025
2420-MEB-XX-XX-DR-A-3-200	P02	Existing Ground Floor And Roof Plan	25 April 2025
2420-MEB-XX-XX-DR-A-3-210	P02	Proposed Ground Floor And Roof Plan	25 April 2025
2420-MEB-XX-XX-DR-A-3-112	P02	Proposed Site Plan Option 3	15 May 2025

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

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 39 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which

may affect the land.

2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
4. It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
5. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
6. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
7. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
8. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) a Biodiversity Gain Plan has been submitted to the planning authority, and b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Welwyn Hatfield Borough Council. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply.

In the opinion of the local planning authority, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun.

9. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

10. All noisy works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of:

8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays

If noisy works must be carried out beyond these times, then an application must be made for consideration by environmental health under the Control of Pollution Act 1974 (Section 61 application).

Determined By:

Ms Emily Stainer
29 July 2025