

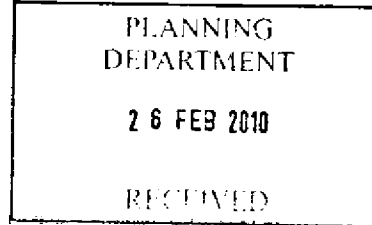
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Our ref: 5678/B1/RS

24th February 2010

Mrs Lisa Hughes
Principal Development Control Officer
(South Area Team Leader) Development Control
Welwyn Hatfield Council
The Campus
Welwyn Garden City
Herts
AL8 6AE



Dear Mrs Hughes

**Hazel Grove Primary School Site, Hatfield Herts AL10 9DX
Block 'E':
Application for Planning Permission for 2 Bed Wheelchair House and Carport
Application for Non-Material Amendment to Other Houses in Block 'E'**

We would refer to our various e-mails and telephone conversations regarding our proposal to substitute one of the standard 2 Bed houses in Block 'E', with a 2 Bed house designed to Wheelchair standards, together with external carport/canopy. Consent has already been granted for the development under Planning Ref: S6/2007/0925/MA. However, you confirmed in our discussions that as the proposal is a material amendment, then a fresh application for the Wheelchair unit would need to be submitted.

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We also discussed and corresponded on the minor amendment to the other 3 houses in Block 'E' as a result of the incorporation of the Wheelchair house and you confirmed that for this amendment, an application for a Non-Material Amendment would be acceptable.

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In brief, the proposal is to amend the approved standard 2 Bed house (on Plot 15) to a 2 Bed Wheelchair house, with an external carport/canopy covering the external area from parking space 23 to the front door. (Please note that 4 houses remain in total as per the original consent). The net effect is to juggle the two remaining 2 Bed houses (on Plots 16 and 17) northwards and slightly reduce the width of the third remaining 3 Bed House (on Plot 18), all to more or less keep Block 'E' within the approved overall length of the terrace.

In our telephone conversation of 26th January 2010, you advised that you only require one paper copy of the application and documents, together with one electronic version and not 4 copies as noted on the form. Accordingly we therefore now submit our two planning applications as follows for your attention:-

Wheelchair House

We enclose the following:-

1. The signed and dated original of the Application form for Full Planning Permission.
2. 1 copy of our application drawings 5678/PL-115-P3, PL-120-P3 and (E)AR/103-C3.
3. A Design, Access and Planning (incl. Parking Provision) Statement explaining the proposed amendments.
4. A completed Sustainability Checklist. Please note that the majority of the headings have been covered by the existing consent for the site.

canvas
architects ltd

Nickron House
Bury Lane
Rickmansworth
Herts WD3 1DN

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5. A completed Validation Checklist. Further to the draft Validation Checklist, which you kindly sent, we would advise that we have not provided separate site sections as the submitted elevations show the site sections in the context of the already approved scheme and we believe these to be adequate. With regard to Planning Obligations, we are also unable to supply the Draft Heads of Terms, as these will be provided directly by the applicant's solicitors as per our recent telephone conversations. We trust you will find this acceptable.
6. Our clients' cheque for £335.00 in payment of the Application Fee.
7. All of the above on CD in PDF format.

Non-Material Amendment

We enclose the following:-

1. The signed and dated original of the Application form.
2. 1 copy of our application drawings 5678/PL-115-P3, PL-120-P3 and (E)AR/103-C3.
3. A Design Statement explaining the proposed amendments.
4. All of the above on CD in PDF format.

With regard to this application for a Non-Material Amendment, we would also take the opportunity to include a minor amendment to the car-parking layout required by Herts Highways. This change enabled them to give technical approval so that Condition 15 of the original consent could be discharged. This required spaces 42 – 45 incl. to be moved north-eastwards, with the central tree and planting bay to be moved south-westwards to the end of the run of spaces to enable a turning head to be created. Our submitted site plan incorporates this change and we trust you will find this acceptable.

Finally, you confirmed in our recent telephone conversation, that a fee is not required for this type of application.

As we believe you are aware of the pressures on this site, the applicant Places for People Homes Ltd would be grateful if the applications could be dealt with as soon as possible. We trust all of the enclosed meets with your approval, but in the meantime if you have any queries, please do not hesitate to let us know.

Kind regards

Yours sincerely

Roman Schmidt
Canvas Architects Ltd

encls.

cc. David Bradbury Willmott Dixon Housing (incl. cc documents)
Eileen Appleton Willmott Dixon Housing