

To: David Pendle
Marrons Planning
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Leicester
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Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1100 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015**

Application No: S6/2015/1342/PP

Date of Approval: 31 March 2022

Development: Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms

At Location: Land to the north east of King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD

Applicant: Lands Improvement Holdings

Application Date: 26 June 2015

This planning permission is subject to a Section 106 agreement.

PRIOR TO COMMENCEMENT

1. No part of the Development shall commence within any part of the application site until details of the layout, scale, appearance and landscaping (hereinafter referred to as "reserved matters") for that relevant part have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the relevant part of development must not be carried out other than in accordance with approved reserved matters.

REASON: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. Application for the approval of the first reserved matters application for the relevant part of the development shall be made not later than the expiration of two years beginning with the date of this permission. Commencement of development of that part or parts approved shall begin within two years from the date of approval of the reserved matters for that part or parts.

REASON: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. 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
141386_A_29	B	Proposed Site Access Visibility Splays	1 December 2021
141386_A_35	D	Highways Layout for Determination Site Access	1 December 2021
141386_A_51	A	Proposed Shared Cycleway/Footway Link South Drive	1 December 2021
141386_A_56	A	Proposed Bus Shelter Northaw Road	1 December 2021
141386_A_57	A	Proposed Pedestrian Improvements Theobald's Road	1 December 2021
2130.19_09B		Illustrative Landscape Plan	8 December 2021
2271-A-1100-B		Site Location Plan	27 June 2015
2271-C-1005-B		Illustrative Master Plan	27 June 2015
141386/A/35	A	Parameter Plan - Site access	27 June 2015
2271-SK-1400-D		Parameter Plan - Building Heights	27 June 2015
2271-SK-1402-E		Parameter Plan - Green Infrastructure	27 June 2015
2271-SK-1403-D		Parameter Plan - Land Use	27 June 2015
2271-A-1009-D		Proposed Levels Plan	27 June 2015
10316-DR-04		Surface Water Drainage Strategy	27 June 2015
1667_200_3	0	Topographical Survey 3	27 June 2015
1667_200_4	0	Topographical Survey 4	27 June 2015
1667_200_5	0	Topographical Survey 5	27 June 2015
1667_200_6	0	Topographical Survey 6	27 June 2015
1667_200_7	0	Topographical Survey 7	27 June 2015
1667_200_8	0	Topographical Survey 8	27 June 2015
1667_200_9	0	Topographical Survey 9	27 June 2015

1667_200_10	0	Topographical Survey 10	27 June 2015
1667_200_1	0	Topographical Survey 1	27 June 2015
1667_200_2	0	Topographical Survey 2	27 June 2015
2271-A-1101-B	D	Access Improvement Plan	31 March 2022

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

4. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The CEMP must set out:
- a) the phasing of construction and proposed construction programme;
 - b) the methods for accessing the site, including wider construction vehicle routing;
 - c) the numbers of daily construction vehicles including details of their sizes, at each phase of the development;
 - d) the hours of operation and construction vehicle movements;
 - e) details of any highway works necessary to enable construction to take place;
 - f) details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway;
 - g) provision of hoardings around the site;
 - h) details of how the safety of existing public highway users and existing public right of way users will be maintained;
 - i) management of traffic to reduce congestion;
 - j) control of dirt on the public highway, including details of the location and methods to wash construction vehicle wheels;
 - k) the provision for addressing any abnormal wear and tear to the highway;
 - l) the details of consultation with local businesses or neighbours;
 - m) the details of any other Construction Sites in the local area;
 - n) waste management proposals;

- o) control measures to minimise noise and vibration; and
- p) control measures to minimise dust.

The construction of the development shall not be carried out otherwise than in accordance with the approved CEMP.

REASON: To protect highway safety and the amenity of other users of the public highway and rights of way; to protect the living conditions of neighbouring properties; and to protect the amenity of the neighbouring school, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

5. No development above ground level shall take place until details of an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The details must:
- a) Identify those areas/features on site that are particularly sensitive to the impact of lighting on species susceptible to light disturbance in or around their breeding sites, resting places or along important routes used to access key areas of their territory, for example, for foraging;
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and
 - c) Vertical lux diagrams showing potential light trespass into windows of the approved residential units and neighbouring residential properties outside of the site.

The external lighting scheme shall apply to the construction phase and the occupation phase of the development. All external lighting (temporary or permanent) must be installed in accordance with the specifications and locations set out in the strategy, and these must be maintained thereafter in accordance with the strategy. No other external lighting shall be installed, other than within a residential curtilage, without prior consent from the Local Planning Authority.

The external lighting scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

REASON: To protect the living conditions of neighbouring properties and to ensure habitats and species are safeguarded in accordance with Policy R11, R20 of the Welwyn Hatfield District Plan 2005; Policies SP9, SADM16 and

SADM18 of the draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

6. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include:
 - a) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 - b) Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times no greater than 24 hours.
 - c) Assessment of the surface water flow path and the volumes to be managed as part of the development.
 - d) Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.
 - e) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The mitigation measures shall be fully implemented prior to occupation and maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005; Policy SADM14 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

7. No development within any development phase shall commence until a scheme setting out the arrangements for the delivery of accessible housing within that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter each phase must be carried out in accordance with the approved scheme. The scheme must include the following:
 - a) A schedule of units, together with appropriate plans and drawings, shall be submitted to and be approved by the Local Planning Authority setting out

details of the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010;

- b) At least 20% of all new dwellings will meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' the delivery of which should be distributed across market and affordable tenures;
- c) All units specified as M4(2) and in the agreed schedule and plans shall be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard;
- d) The person carrying out the building work must inform the Building Control body which requirements apply; and
- e) Written verification of the completion of all dwellings in accord with b) and c) above will be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].

REASON: To ensure that suitable housing is provided for households in need of accessible or wheelchair housing in accordance with Policies D1, H10 of the Welwyn Hatfield District Plan 2005 and SP7 of the draft Local Plan Proposed Submission and the National Planning Policy Framework.

8. No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved statement. The Arboricultural Method Statement must include:
- a) A specification for the pruning of trees to be retained in order to prevent accidental damage by construction activities;
 - b) The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of the current edition of BS 5837 "Trees in relation to construction", and details of the timing and duration of its erection;
 - c) The specification of the routing and mean of installation of drainage or any underground services within the Root Protection Area (RPA) and/or canopy spread of retained trees;
 - d) The details and method of construction of any other structures such as boundary walls within the Root Protection Area (RPA) and/or canopy spread of retained trees;
 - e) The details of any proposed alterations to existing ground levels within the Root Protection Area (RPA) and/or canopy spread of retained trees; and

- f) Provision for the supervision, by an appropriately qualified arboricultural consultant, of any works within the root protection areas of trees to be retained.

REASON: To ensure the satisfactory protection of retained trees, shrubs and hedgerows during the construction period in the interest of visual amenity in accordance with Policy R17, D8 of the Welwyn Hatfield District Plan 2005; Policy SADM16 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

9. A full detailed refuse and recycling proposal shall be submitted to and approved in writing by the Local Planning Authority within each reserved matters application. The proposal must include detailed tracking diagrams and detailed property information so that a calculation of requirements and costs can be made. Thereafter, the development must not be operated other than in accordance with the approved Refuse and Recycling Plan.

REASON: In order that the Local Planning Authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general in accordance with Policy D1 of the Welwyn and Hatfield District Plan 2005; Policy SADM12 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

PRIOR TO ABOVE GROUND DEVELOPMENT

10. No development above ground level shall take place until a scheme to protect future occupiers from noise due to transport sources has been submitted to and approved in writing by the Local Planning Authority, in accordance with the following requirements:
- a) Indoor ambient noise levels in living rooms and bedrooms should meet the standards within BS 8233:2014;
 - b) Internal L_{Amax} levels should not exceed 45dB more than ten times a night in bedrooms;
 - c) If opening windows raise the internal noise levels above those within BS8233, alternative methods must be submitted for consideration

(Passive systems and rates will be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment (other overheating assessments can be provided but will need to be agreed in writing by the local planning authority) conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that overheating will not occur. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the assessment. Mechanical ventilation should only be used as a last resort, once all other noise mitigation measures have been

implemented (good acoustic design, orientation of sensitive rooms, bunds, noise barriers, passive systems or acoustic louvres). In such cases, the ventilation rates must meet those found within The Noise Insulation Regulations 1975).

- d) Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level. If outdoor amenity areas cannot comply, then it must be shown through measurements that a suitable place is available within 5 minute walk from the development that complies with the amenity noise level.

In terms of requirements (c) and ventilation, alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that the medium risk category is not exceeded. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the SAP Assessment.

The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.

REASON: To ensure that future occupiers of the development are not subject to unacceptable levels of noise due to transport sources, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

11. Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, an air quality impact assessment to evaluate and assess the following pollutants, PM10, PM2.5 and Nitrogen Dioxide. The report must demonstrate potential effects on future residents from current pollution levels and the resultant effect the proposed development will have on local pollution levels. The report must also consider the cumulative impacts of proposed developments nearby in relation to the local plan.

The applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the promotion of green travel. This should include the provision of cycle storage and the provision of electric vehicle charging points.

REASON: To protect the occupants of the new development from current pollution levels and to ensure that the development does not increase local pollution levels in accordance with Policies SD1 and R18 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

PRIOR TO OCCUPATION

12. Prior to first occupation of the development, additional plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the Northaw Road East access and associated highway works, as shown indicatively on drawing number 141386/A/35 revision D and 141386/A/29 revision B. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction, and completed before first occupation of the development. This shall include the permanent provision of the visibility splays as shown on these plans: 2.4m x 120m to the north-east and 2.4 x 215m to the south-west, within which there shall be no obstruction to visibility between 600mm and 2 metres above the carriageway level.

REASON: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users in accordance Policy SD1 of the Welwyn Hatfield District Plan 2005; Policies SP1, SP4, SADM2 of the daft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

13. In the event that the Footpath/Cyclepath Link (as defined within the section 106 agreement dated 31 March 2022 entered into by LIH Property 2 (UK) Limited and Welwyn Hatfield Borough Council and Hertfordshire County Council (the "S106 Agreement")) is to be delivered pursuant to Schedule 8 of the S106 Agreement, then additional plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the highway improvement works to Northaw Road East, as shown indicatively on drawing number 141386/A/56 revision A. This provides for:
- a) Upgrade of the two existing bus stops closest to the site, to include raised Kassel kerbing and Real Time Information displays at both stops, and a shelter at the northbound stop.
 - b) A pedestrian dropped kerb / tactile paved crossing point along Northaw Road East between the two bus stops.

The 30th unit on the development shall not be occupied until these works have been constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction. For the avoidance of doubt this condition shall not apply if the Footpath/Cyclepath Link is not delivered in accordance with the S106 Agreement.

REASON: To ensure users of the development can travel safely, freely, and sustainably to and from Cuffley village centre and other key destinations in accordance Policies SD1, M5 and M9 of the Welwyn Hatfield District Plan 2005; Policies SP1, SP4, SADM3 and SADM2 of the daft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

14. Prior to first occupation of the development, additional plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of improvement works to the Theobalds Road route, from the site to the village centre. This includes the provision of pedestrian dropped kerbs and tactile paving over side road junctions, as shown indicatively on drawing number 141386/A/57 revision A. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction, and fully implemented prior to occupation.

REASON: To ensure users of the development can travel safely, freely, and sustainably to and from Cuffley village centre and other key destinations in accordance Policies SD1, M5 and M9 of the Welwyn Hatfield District Plan 2005; Policies SP1, SP4, SADM3 and SADM2 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

OTHERS

15. Construction deliveries, demolition and construction works, which shall include use of any plant or machinery, cleaning and maintenance of plant or machinery, deliveries to the site and movement of vehicles within the curtilage of the site, must not take place other than between 0800 hours and 1800 hours Mondays to Fridays and 08:00 hours and 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: To ensure that the development is undertaken in a manner which reduces any potential impact upon the residential amenities currently enjoyed by existing residents and businesses in accordance with Policy R18, R19 and R20 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

16. A landscape and ecological management plan (LEMP) must be submitted as part of application(s) for reserved matters approval as required by Condition 1. Thereafter, the development must not be carried out other than in accordance with the approved LEMP. The content of the LEMP must be consistent with the submitted "Ecological Appraisal, 2020" (Jan 2021) and "2020 Bat Survey Report" (Jan 2021) and include the following:
- a) description of the objectives;
 - b) habitat/feature creation measures proposed;
 - c) timetable for implementation;
 - d) maintenance of habitat/feature creation measures in the long term and those responsible for delivery; and

- e) monitoring programme and the measures required to adapt the LEMP should objectives fail to be met.

The LEMP must also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan must also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP should cover all landscape areas within the site, other than small privately owned domestic gardens.

REASON: To ensure habitats and species are safeguarded, and where appropriate enhanced, in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005; SP10, SADM16 and SADM18 of the draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

- 17. The detailed plans submitted as part of application(s) for reserved matters approval, as required by Condition 1, must include the following:
 - a) The details of all hardsurfaced areas within the site. This includes, but is not limited to, all roads, footways, forecourts, driveways, parking and turning areas, and foul and surface water drainage.
 - b) The level of footway and carriageway visibility from each individual vehicle access, and the level of visibility from and around each main junction within the site, within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.
 - c) That service vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, to include the provision of sufficient turning and operating areas.
 - d) The provision of sufficient facilities for cycle storage. All these features shall be provided before first occupation and maintained in perpetuity.

REASON: To provide adequate visibility for drivers within the site, to promote alternative modes of travel, and for the overall free and safe flow of all site users in accordance Polices SD1, M5 and M6, M14 of the Welwyn Hatfield District Plan 2005; Polices SP1, SP4, SADM2, SADM3 and SADM12 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

An investigation and risk assessment and, where remediation is necessary, a remediation scheme must then be submitted to and approved in writing by the Local Planning Authority and implemented as approved.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Investigation and risk assessment

The investigation and risk assessment must assess the nature and extent of any contamination on the site, whether or not it originates on the site and must be undertaken by competent persons. A written report of the findings must be produced and the findings must include:

- a) A survey of the extent, scale and nature of contamination.
- b) An assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings;
 - crops;
 - livestock;
 - pets;
 - woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters; and
 - ecological systems;
- c) An appraisal of remedial options, and proposal of the preferred option(s).

The investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Remediation Scheme

Following completion of measures identified in the approved remediation scheme, a verification report which demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy R2 of the Welwyn Hatfield

District Plan 2005, Policy SADM18 of the draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

19. The development hereby permitted must be carried out in accordance with the approved Flood Risk Assessment prepared by Brookbanks reference 10710 FRA01 Rv0 dated 11 June 2021 and the following mitigation measures detailed within the Flood Risk Assessment:
- a) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 8.2 l/s during the 1 in 100 year event plus 40% climate change event.
 - b) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 1,494 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale.
 - c) Discharge of surface water from the private drain into the ordinary watercourse south of the site.

The mitigation measures shall be fully implemented prior to occupation and maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005; Policy SADM14 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

20. Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include:
- a) Provision of complete set of as built drawings for site drainage;
 - b) Maintenance and operational activities.
 - c) Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005; Policy SADM14 of

the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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).

Chris Dale

Christopher Dale
Head of Planning

Town and Country Planning Act 1990

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

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WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address buildingcontrol@hartfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hartfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, ensuring that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.