

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) [www.welhat.gov.uk](http://www.welhat.gov.uk)



**WELWYN  
HATFIELD**

Application for approval of details reserved by condition.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) 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.

### 1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Sunil"/>	Surname:	<input type="text" value="Kansagra"/>
Company name:	<input type="text" value="Bishopswood Estates Ltd"/>				
Street address:	<input type="text" value="Portland House"/>				
	<input type="text" value="69-71 Wembley Hill Road"/>				
	<input type="text" value="Wembley"/>				
Town/City:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="HA9 8BU"/>				
	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

### 2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Matthew"/>	Surname:	<input type="text" value="Briffa"/>
Company name:	<input type="text" value="Briffa Phillips Architects"/>				
Street address:	<input type="text" value="19-21 Holywell Hill"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="St Albans"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="AL1 1EZ"/>				
	<input type="text"/>				
	<input type="text" value="01727840567"/>				
	<input type="text"/>				
	<input type="text"/>				
	<input type="text" value="marcin@briffaphillips.com"/>				

### 3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

### 5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

The discharge of conditions 1-8 (prior to commencement) related to planning consent 6/2016/2497/MAJ:  
Change of use of an office building to form 24 x 2 bedroom residential apartments with balconies, the construction of an additional two storeys and a four storey side and rear extension with roof garden, layout of 26 car parking spaces and cycle parking, internal access routes, landscaping and supporting infrastructure.

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started?  Yes  No

### 6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

1. CONDITION 1 - following materials samples are being submitted in attachment:
  - a. anthracite grey windows sample for windows and doors standard by Internorm alternative aluminium timber and aluminium only
  - b. cladding (horizontal boarding) maples for cladding on the elevations - Cedral fibre cement cladding by Marley Eternit +leaflet
  - c. render (two shades) samples by KRand
  - d. anthracite grey copings and fascia samples by Alutec + leaflet
  - e. sedum roof leaflet
  - f. blue engineering brickwork sample (staffordshire smooth blue perf) by Terca Wienerberger
  - g. glass samples for balustrades by Balconette:
    - i. fully translucent
    - ii. opaque
2. CONDITION 2 – we are enclosing the revised 'Landscape Proposals' drawing and the 'Strata Cell' product guide. The drawing was revised by landscape designer to comply with the requirements of the condition 2
3. CONDITION 3 – we are enclosing a leaflet by Icopal ST SEDUM MAT system. It contains all details pointed out in condition 3.
4. CONDITION 4 – we are enclosing 'Flood Risk Assessment and Surface Water Strategy' prepared at the planning stage by Dr Robin Saunders from Innervision Design LTD. The Report covers what is being asked by way of condition 4. As for the outstanding points 1 and 2 of the condition, we suggest following solutions:.

## 6. Discharge of Condition(s)

a. Detailed engineered drawing of the sedum roof are included in the Icopal ST SEDUM MAT system leaflet – at current stage of the design, before commencing the Building Regs drawings phase we are unable do provide more detailed drawings of the roof structure  
b. The maintenance schedule for the sedum roof needs to be based on one of the three given in the Appendix to the said report  
Sedum roof details presented in the brochure were used elsewhere to help clear a similar conditions. The sedum solution described provides the water retention of 20 litres per m2 which equates to 20mm of rain fall and readily meets the retention of the 5mm rainfall event and also many "average event" storms, therefore in our opinion also complies with the "Modertate range of Bio-diversity" criteria as well. Evaporation will take away circa 90mm per month and the annual rainfall is circa 620mm on average which is thereabouts 50mm per month – so the system meets the goal of retaining the design 50% during the summer. Otherwise, in our opinion, the brochure contains all the technical infomation that can be required/provided at present stage.

5. CONDITION 5 – we are enclosing the Construction Method Statement by Bishopswood Estates Limited

6. CONDITION 6 – enclosed drawing 10.0 presents the design od the proposed bin store

7. CONDITION 7 - enclosed drawing 10.1 presents the design od the proposed cycle store.

## 7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

Yes  No

## 8. 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? (Please select only one)

The agent  The applicant  Other person

## 9. 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

26/01/2018