

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN  
HATFIELD**

## 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.

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

|   |  |                                      |                                     |          |                                     |
|---|--|--------------------------------------|-------------------------------------|----------|-------------------------------------|
| Title:  | <input type="text" value="Mr"/>                | First Name:                          | <input type="text" value="Philip"/> | Surname: | <input type="text" value="Mallon"/> |
| Company name:                                       | <input type="text" value="GPL 2014 Ltd."/>     |                                      |                                     |          |                                     |
| Street address:                                     | <input type="text" value="9 Bridewell Place"/> |                                      |                                     |          |                                     |
|   | <input type="text"/>                           | Telephone number:                    | <input type="text"/>                |          |                                     |
|   | <input type="text"/>                           | Mobile number:                       | <input type="text"/>                |          |                                     |
| Town/City:  | <input type="text" value="LONDON"/>            | Fax number:                          | <input type="text"/>                |          |                                     |
| Country:  | <input type="text" value="United Kingdom"/>    | Email address:                       | <input type="text"/>                |          |                                     |
| Postcode:   | <input type="text" value="EC4V 6AW"/>          |                                      | <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="Jan"/>                    | Surname: | <input type="text" value="Melichar"/> |
| Company name:   | <input type="text" value="Hyphen"/>             |                   |   |          |                                       |
| Street address: | <input type="text" value="39 moreland street"/> |                   |   |          |                                       |
|                 | <input type="text"/>                            | Telephone number: | <input type="text" value="02079403170"/>            |          |                                       |
|                 | <input type="text"/>                            | Mobile number:    | <input type="text"/>                                |          |                                       |
| Town/City:      | <input type="text" value="London"/>             | Fax number:       | <input type="text"/>                                |          |                                       |
| Country:        | <input type="text" value="United Kingdom"/>     | Email address:    | <input type="text"/>                                |          |                                       |
| Postcode:       | <input type="text" value="EC1V 8BB"/>           |                   | <input type="text" value="jmelichar@hyphen.archi"/> |          |                                       |

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

|  |                                      |                                     |  |   |
|--|--------------------------------------|-------------------------------------|--|---|
| Has the building, work or change of use already started? | <input checked="" type="radio"/> Yes | <input type="radio"/> No            | If Yes, please state the date when the building, work, or use started: | <input type="text" value="08/12/2008"/> |
| Has the building, work or change of use been completed?  | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |  |   |

#### 4. 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:

#### 5. Pre-application Advice

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

Yes  No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Doors - description:

Description of *existing* materials and finishes:

Existing entrance doors are aluminium doors.

Description of *proposed* materials and finishes:

Proposed external doors are aluminium doors.

### Roof - description:

Description of *existing* materials and finishes:

Clay tiles on existing mansard roofs and a flat roof with asphalt based waterproofing on top of roof build up

Description of *proposed* materials and finishes:

Clay tiles to new mansard roof to match adjacent building - Wienerberger Old English - red colour. New flat roof will have polyethylene membrane waterproofing - grey colour. Hardwood decking is proposed to roof terraces.

### Walls - description:

Description of *existing* materials and finishes:

Existing perimeter walls are cavity walls with brickwork external leaf

Description of *proposed* materials and finishes:

Cavity perimeter walls - inner leaf is proposed to be constructed as a Metsec frame and external leaf is proposed of facing brickwork - IBStock West Hoathly Medium - multi stock colour to match existing.

### Windows - description:

Description of *existing* materials and finishes:

Existing windows on lower floors are of steel sections. White colour.

Description of *proposed* materials and finishes:

Proposed are aluminium windows because of thermal insulation properties. White colour to match existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A920 rev.P2 Site Plan  
A921 rev.P1 Location Plan  
A013 rev.P4 Existing Ground Floor Plan  
A014 rev.P3 Existing First Floor Plan  
A015 rev.P2 Existing Second Floor Plan  
A016 rev.P2 Existing Roof Plan Plan  
A910 rev.P4 Existing Elevations South and East  
A911 rev.P5 Existing Elevations North and West  
A160 rev.P5 Proposed Ground Floor Plan  
A161 rev.P4 Proposed First Floor Plan  
A162 rev.P3 Proposed Second Floor Plan  
A163 rev.P7 Proposed Third Floor Plan  
A164 rev.P4 Proposed Roof Plan  
A250 rev.P5 Proposed Elevations South and East  
A251 rev.P4 Proposed Elevations North and West  
A252 rev.P2 Proposed Schematic Section  
A380 rev.P2 Roof Details  
A382 rev.P2 Dormer Details - Plan  
A384 rev.P1 Dormer Details - Section  
A390 rev.P2 Roof Terrace Balustrade Detail  
16082/300 rev.A Below Ground Drainage Layout  
FGP-669-55-NS-01\_T4 Typical flat heating and cooling layout  
6246\_3.4 Design and Access Statement rev.P0  
23.04.18 Planning Statement 9 flats

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cars            | 0                         | 0  | 0                    |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit  Other

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

16082 / 300 revision A by Ellis + Moore

## 12. 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 an appropriate 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  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

## 14. Existing Use

Please describe the current use of the site:

Ground Floor A1 Shops and A3 Restaurant  
1st Floor - Vacant - Previously B1 Business  
2nd Floor - Vacant - Previously B1 Business  
Licensed Premises in North end of building - Basement, Ground, 1st and 2nd floors

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

## 14. Existing Use

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

## 15. 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'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes  No

## 17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes  No

| Market Housing - Proposed |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios           | 2                  |   |   |    |         |
| Cluster Flats             |                    |   |   |    |         |
| Flats/Maisonettes         | 7                  |   |   |    |         |
| Houses                    |                    |   |   |    |         |
| Live-Work Units           |                    |   |   |    |         |
| Sheltered Housing         |                    |   |   |    |         |
| Unknown                   |                    |   |   |    |         |

Proposed Market Housing Total

9

| Market Housing - Existing |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios           |                    |   |   |    |         |
| Cluster Flats             |                    |   |   |    |         |
| Flats/Maisonettes         |                    |   |   |    |         |
| Houses                    |                    |   |   |    |         |
| Live-Work Units           |                    |   |   |    |         |
| Sheltered Housing         |                    |   |   |    |         |
| Unknown                   |                    |   |   |    |         |

Existing Market Housing Total

| Social Rented Housing - Proposed |                    |   |   |    |         |
|----------------------------------|--------------------|---|---|----|---------|
|                                  | Number of bedrooms |   |   |    |         |
|                                  | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                  |                    |   |   |    |         |
| Cluster Flats                    |                    |   |   |    |         |
| Flats/Maisonettes                |                    |   |   |    |         |
| Houses                           |                    |   |   |    |         |
| Live-Work Units                  |                    |   |   |    |         |
| Sheltered Housing                |                    |   |   |    |         |
| Unknown                          |                    |   |   |    |         |

Proposed Social Housing Total

| Social Rented Housing - Existing |                    |   |   |    |         |
|----------------------------------|--------------------|---|---|----|---------|
|                                  | Number of bedrooms |   |   |    |         |
|                                  | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                  |                    |   |   |    |         |
| Cluster Flats                    |                    |   |   |    |         |
| Flats/Maisonettes                |                    |   |   |    |         |
| Houses                           |                    |   |   |    |         |
| Live-Work Units                  |                    |   |   |    |         |
| Sheltered Housing                |                    |   |   |    |         |
| Unknown                          |                    |   |   |    |         |

Existing Social Housing Total

| Intermediate Housing - Proposed |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                 |                    |   |   |    |         |
| Cluster Flats                   |                    |   |   |    |         |
| Flats/Maisonettes               |                    |   |   |    |         |

| Intermediate Housing - Existing |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                 |                    |   |   |    |         |
| Cluster Flats                   |                    |   |   |    |         |
| Flats/Maisonettes               |                    |   |   |    |         |

## 17. Residential Units

| Intermediate Housing - Proposed |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Houses                          |                    |   |   |    |         |
| Live-Work Units                 |                    |   |   |    |         |
| Sheltered Housing               |                    |   |   |    |         |
| Unknown                         |                    |   |   |    |         |

Proposed Intermediate Housing Total

| Intermediate Housing - Existing |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Houses                          |                    |   |   |    |         |
| Live-Work Units                 |                    |   |   |    |         |
| Sheltered Housing               |                    |   |   |    |         |
| Unknown                         |                    |   |   |    |         |

Existing Intermediate Housing Total

| Key Worker Housing - Proposed |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Proposed Key Worker Housing Total

| Key Worker Housing - Existing |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Existing Key Worker Housing Total

### Overall Residential Unit Totals

Total proposed residential units 9

Total existing residential units

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?



## 22. 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:

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 clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. 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

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

| Owner/Agricultural Tenant   | Date notice served                      |
|---|---|
| Name: <input type="text" value="Cote Restaurant"/><br>Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="1-3 Fountain House"/><br>Street: <input type="text"/><br>Locality: <input type="text"/><br>Town: <input type="text" value="Welwyn"/><br>Postcode: <input type="text" value="AL8 6AL"/>      | <input type="text" value="23/04/2018"/> |
| Name: <input type="text" value="Mr Leto and Mr Monastero"/><br>Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="5a Howardsgate"/><br>Street: <input type="text"/><br>Locality: <input type="text"/><br>Town: <input type="text" value="Welwyn"/><br>Postcode: <input type="text" value="AL8 6AL"/> | <input type="text" value="23/04/2018"/> |
| Name: <input type="text" value="Hahn Ninh and Quang Ninh"/><br>Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="5b Howardsgate"/><br>Street: <input type="text"/><br>Locality: <input type="text"/><br>Town: <input type="text" value="Welwyn"/>   | <input type="text" value="23/04/2018"/> |

## 25. Certificates (Certificate B)

|              |                 |  |
|--------------|-----------------|--|
| Postcode:    | AL8 6AL         |  |
| Name:        | Swinton         |  |
| Number:      |                 | Suffix: <input type="text"/>                         |
|              |                 | House name: 7 Howardsgate                            |
| Street:      |                 |  |
| Locality:    |                 |  |
| Town:        | Welwyn          |  |
| Postcode:    | AL8 6AL         | 23/04/2018   |
| Name:        | The Parkway Bar |  |
| Number:      |                 | Suffix: <input type="text"/>                         |
|              |                 | House name: 22 Parkway                               |
| Street:      |                 |  |
| Locality:    |                 |  |
| Town:        | Welwyn          |  |
| Postcode:    | AL8 6HQ         | 23/04/2018   |
| Name:        | The Two Willows |  |
| Number:      |                 | Suffix: <input type="text"/>                         |
|              |                 | House name: 9 Howardsgate                            |
| Street:      |                 |  |
| Locality:    |                 |  |
| Town:        | Welwyn          |  |
| Postcode:    | AL8 6AW         | 23/04/2018   |
| Title:       | Mr              | First name: Jan                                      |
|              |                 | Surname: Melichar                                    |
| Person role: | AGENT           | Declaration date: 23/04/2018                         |
|              |                 | <input checked="" type="checkbox"/> 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

23/04/2018