

Development Management

Welwyn Hatfield Borough Council

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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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text" value="AL7 3EQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant? Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="67"/>
Unit	<input type="text" value="sq.metres"/>

5. Description of the Proposal

Please describe the proposed development including any change of use

This is an alteration to the exterior wall of an upper ground floor flat. The outside of the wall faces an inner, residents-only courtyard that is also on the upper ground level. There are two pieces of work proposed:

1. Replacing full-height windows with full-height french doors. This involves removing the current windows and installing doors in the same space, so no additional cut-out is required. The doors will match the doors used by other flats in colour, size and design. The protrusion of the doors into the courtyard will be less than the protrusion of the current windows into the courtyard.

2. Inserting new windows above the kitchen area. This requires a new cut-out, and the insertion of a concrete lintel from outside, which will then be covered with brick to blend back in with the rest of the wall. The cut-out will hold two windows, matching the width of approximately 115cm of windows used in other flats, in 60/40 configuration, with a distance from the french doors of approximately 88cm, again matching the placement of doors and windows in other flats. The top of the cut-out will align with the top of the existing cut-out detailed in 1. above, and will be approximately 110cm in height, so as to stop a sensible height above the kitchen worktop.

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

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

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

7. Materials

Does the proposed development require any materials to be used in the build? Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

7. Materials

Doors	
Description of existing materials and finishes (optional):	Existing doors in the development are full-height uPVC french doors in anthracite grey with chrome handles on the outside, and white with white handles on the inside. This replaces uPVC windows of the same anthracite grey.
Description of proposed materials and finishes:	The new doors will match other doors in the development: full-height uPVC french doors in anthracite grey with chrome handles on the outside, and white with white handles on the inside.

Windows	
Description of existing materials and finishes (optional):	Existing windows are uPVC in anthracite grey outside, white inside, in 60/40 configuration, with trickle vents.
Description of proposed materials and finishes:	The new uPVC windows to be inserted will match other windows in the development, being in anthracite grey outside, white inside, in 60/40 configuration, with trickle vents.

Other type of material (e.g. guttering) Concrete Lintel	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	A concrete lintel will be inserted above the new window cut-out and re-covered in bricks to match the exterior wall.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see "Planning Drawing.pdf" attached to this application.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

10. 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 -

10. Trees and Hedges

Recommendations¹.

11. 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 a 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

Existing water course

Soakaway

Main sewer

Pond/lake

12. 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 (see guidance note):

- 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 (see guidance note):

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance (see guidance note):

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

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

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The window fitters will remove the existing windows. As much as possible will be recycled. The rest will be disposed of via trade landfill.

The window fitters will remove the wall materials to create the new window cut-out. The wall materials, where applicable, will be recycled, and will otherwise be disposed of via trade landfill. Some of the brick will be re-used to create a layer that will cover the concrete lintel.

The window fitters will handle all trade effluent.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

18. Employment

Will the proposed development require the employment of any staff? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. 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:

The window fitters will need to use various hand-held tools to create the new window cut-out.

The windows and doors will already be fabricated to size, so shouldn't require machinery to fit.

As this is just a residential flat, there will be no end products to detail in this section.

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 it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

22. 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)

22. Site Visit

- The agent
 The applicant
 Other person

23. Pre-application Advice

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

Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Trinity Estates
Number	23
Suffix	
House Name	Vantage Point
Address line 1	Mark Road
Address line 2	
Town/city	Hemel Hempstead
Postcode	HP2 7DN
Date notice served (DD/MM/YYYY)	02/08/2018

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)

02/08/2018