

To: Mr and Mrs Andrews  
48 Bridge Road  
Welwyn Garden City  
AL8 6UR

## **Important – Planning permission and notices of consent**

### **Compliance with conditions**

- Your estate management 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 estate management control and this may lead to enforcement action.

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.

**Notice of Decision  
LEASEHOLD REFORM ACT 1967  
Estate Management Scheme  
Approval of Estate Management Consent**

To: Mr and Mrs Andrews

**Application No:** 6/2018/2303/EM

**Date of Approval:** 5 February 2019

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -**

**Development:** Erection of a single storey and part two storey rear extension following the demolition of existing conservatory

**At Location:** 48 Bridge Road Welwyn Garden City AL8 6UR

**Applicant:** Mr and Mrs Andrews

**Application Date:** 18 September 2018

In accordance with the conditions listed below: -

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the Council. The development must be implemented using the approved materials and subsequently, the approved materials must not be changed.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City with particular regard to Policy EM1.

#### DRAWING NUMBERS

6. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
#00351977-512F53		Site Location Plan	7 September 2018
p_pl_100	00	Existing Ground Floor Plan	18 September 2018
p_pl_101	00	Existing First Floor Plan	18 September 2018
p_pl_102	00	Existing Roof Plan	18 September 2018
p_pl_200	00	Existing Section AA	18 September 2018
p_pl_201	00	Existing Section BB	18 September 2018
p_pl_300	00	Existing Front Elevation	18 September 2018
p_pl_301	00	Existing Side Elevation	18 September 2018
p_pl_302	00	Existing Rear Elevation	18 September 2018
p_pl_001	01	Block Plan	8 January 2019
p_pl_110	04	Proposed Ground Floor Plan	8 January 2019
p_pl_111	06	Proposed First Floor Plan	30 January 2019
p_pl_112	05	Proposed Roof Plan	30 January 2019
p_pl_210	03	Proposed Section AA	8 January 2019
p_pl_211	03	Proposed Section BB	8 January 2019
p_pl_310	03	Proposed Front Elevation	8 January 2019
p_pl_311	05	Proposed Side Elevation	30 January 2019
p_pl_312	04	Proposed Rear Elevation	8 January 2019

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

**Informative(s)**

1. This consent does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The granting of this consent does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.



Colin Haigh  
**Head of Planning**

## **LEASEHOLD REFORM ACT 1967**

### **NOTE REFUSAL**

If the applicant is aggrieved by the decision of the Council to impose conditions in respect to the proposed development, they may appeal to Welwyn Hatfield Borough Council in writing.

If you would like to discuss alternative options leading to the submission of a revised application please contact the case officer.

### **APPEALS**

Most applicants have the right of appeal to the Council's Estate Management Scheme Appeals Panel if an application is refused. All appeals and supporting information, outlining your request and the reasons, must be submitted in writing to the Council to [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) or to the Planning Department at Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE.

The appeal will then be considered by the Estate Management Appeals Panel, usually within 8 weeks of receipt of the appeal. As the appellant you have the opportunity to present your case by speaking at the Panel meeting. For dates of the meetings, please look on the website [www.welhat.gov.uk](http://www.welhat.gov.uk). You will be notified prior to your case being presented to the Panel of the date, time and location.

## 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](http://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](mailto:buildingcontrol@hertfordshirebc.co.uk)

Hertfordshire Building Control  
Hertsmere Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA

020 8207 7456  
[buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk)  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)



## HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY  
ENSURING QUALITY BUILDINGS

020 8207 7456  
[www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)





### 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](mailto:buildingcontrol@hartfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hartfordshirebc.co.uk](http://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.