

To: Mr J Dev  
Mcbains  
26 Finsbury Square  
London  
EC2A1DS

## **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](mailto: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  
Approval of Permission for Development**

To: Mr J Dev

**Application No:** 6/2019/3024/MAJ

**Date of Approval:** 30 September 2021

**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:** Demolition of office building and erection of 128 flats with associated car parking, landscaping, amenity space, bin and cycle storage, with alterations to existing and formation of new access on Broadwater Road and alterations to the existing access on Broad Court.

**At Location:** 29 Broadwater Road Welwyn Garden City AL7 3BQ

**Applicant:** Hightown Housing Association

**Application Date:** 18 December 2019

**This planning permission is subject to a Section 106 agreement.**

In accordance with the conditions listed below: -

1. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. This should be based on the Hertfordshire's Construction Management Template available from <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Management Plan.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan 2018.

2. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (a) to (d) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) 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, • ecological systems, • archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include

all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

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 must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

(e) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

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

REASON (common to all): 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.

3. Prior to commencement of the development hereby approved, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan as approved shall be implemented throughout the construction period.

REASON: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Hertfordshire Waste Core Strategy and Development Management Policies DPD 2012 and Policy R5 of the Welwyn Hatfield District Plan 2005.

4. Before any development on site is begun a scheme of physical tree protection measures to be installed shall have been submitted to and approved in writing by the Local Planning Authority. Once approved the tree protection measures shall be erected/installed before any demolition or construction works on site are begun and shall be retained in their positions for the duration of demolition/construction activity on site.

REASON: In order to protect trees and vegetation to be retained on site from construction activity/damage for the duration of works on the site in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the Policy SP12 of the emerging Welwyn and Hatfield Local Plan.

5. 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 that 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 subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Inclusion of silt traps for the protection of residual tanked elements.
3. Final detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times for attenuation features.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off-site in accordance with Policy R7 of the Welwyn Hatfield District plan and the National Planning Policy Framework.

6. Prior to any above ground development a scheme of parking enforcement measures/management for Broad Court (a Broad Court Parking Enforcement Strategy) shall have been submitted to and approved in writing by the local planning authority. The Strategy shall identify a management company/contact responsible for enforcing the parking strategy on Broad Court which shall include managing the risks of obstructive parking on the private road and clear maintenance of pedestrian access routes; the details of the enforcement regime and details of its implementation at all times to ensure clear access by vehicles including those used for weekly refuse collections and emergency vehicles such as fire tenders.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

7. Prior to any above ground development, details identifying the location of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The electric car charging points shall be installed as approved prior to first occupation of the development and thereafter retained as part of the development.

REASON: To ensure that sufficient provision is made for the charging of electric cars, in accordance with Policy SADM 12 of the Draft Local Plan Proposed Submission August 2012.

8. 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 hereby granted have been submitted to and approved in writing by the Local Planning Authority. These details shall include bricks, mortar, stone detailing, roof tiles, windows and door finishes (including the car park access door) and balconies,. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

9. Prior to any above ground development a scheme of external lighting shall be submitted to the Local Planning Authority for its written approval. The external lighting scheme shall include vertical lux diagrams which show potential light trespass into windows of nearby residential properties. This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

REASON: To protect the amenity of residential occupiers in the near vicinity of the development in accordance with the objectives of Policies D1, D2 and R20 of the Welwyn Hatfield District Plan.

10. Prior to any above ground development a scheme of noise protection measures to protect the proposed occupiers of the development from noise due to traffic and the existing and proposed commercial/industrial businesses in the vicinity, shall be submitted to the Local Planning Authority for its written approval. The approved Noise protection measures scheme shall be implemented before any part of the accommodation hereby approved is occupied.

For traffic noise the scheme shall ensure that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS8233:2014.

For commercial/industrial noise the scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms are 10dB below the standards within BS 8233:2014 and L<sub>Amax</sub> levels are not to exceed 40dB internally with windows closed.



If opening windows raises the noise levels above those listed above, then mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975.

Alternative methods 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 and the ventilation rate for the system being substituted for those within Appendix P.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level.

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with the requirements of Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

11. Prior to any above ground development a scheme for the provision of refuse and recycling bins and including mini recycling centres to be provided in accordance with the standards specified in Welwyn and Hatfields' Recycling and Refuse Separation and Storage Planning Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate details of the number, volume and specification of each bin and all shall be installed and ready for use prior to the first occupation of any flat.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policy D1 of the Welwyn Hatfield District Plan 2005.

12. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure contrary to the objectives of Policy R7 of the Welwyn Hatfield District Plan 2005.

13. Prior to any above ground development a scheme of ecological/habitat/bio-diversity enhancement measures including but not limited to, bat and bird boxes incorporated into the building structure shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be incorporated into the development and installed before the

first occupation of the site or in accordance with a timetable agreed with the Local Planning Authority.

REASON: In order to achieve net improvements in the ecological/biodiversity value of the site in accordance with the objectives of Policy R11 of the District Plan and emerging Local Plan Policy SADM16.

14. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (Ref- Figure1.2 1:500@A3 , Rev- A) in accordance with the highway specification as Set out in Roads in Hertfordshire. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure satisfactory access into the site and to avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

15. Prior to the first occupation of the development hereby permitted the existing vehicular access to Broadwater Road currently serving the site shall be permanently closed to vehicular traffic with vehicular, pedestrian and cyclist access to and egress from the adjoining highway limited to the access shown on drawing number (Ref- Figure1.2 1:500@A3, Rev- A) only. Any other vehicular accesses or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be submitted to and agreed in writing by the Local Planning Authority, concurrently with the bringing into use of the new access.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

16. Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 43m in each direction shall be provided in accordance with the details indicated on Figure-1.2 attached to the transport assessment produced by Yes Engineering Group and dated October 2019. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

REASON: In the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

17. Prior to the first occupation of the development hereby permitted cycle parking shall be provided as shown on the drawing, Ref- BR01-MCB-XX-B1-DR-A-0303 D5 Rev-P1.



REASON: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

18. Prior to the first occupation of the development hereby permitted the proposed parking and turning areas as shown on the drawing Ref- BR01-MCB-XX-B1-DR-A-0303 D5 Rev-P1 shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

19. Prior to the first occupation of the development hereby permitted the photovoltaic installations shown on approved roof plan McBains Dwg no 0304 D5 rev P1 and dated September 2019 shall have been installed and shall be operational.

REASON: In order to ensure a high level of sustainable performance within the buildings and development hereby permitted and in accordance with Policy SD1 of the Welwyn Hatfield District Plan.

20. Prior to the first use/occupation of the development hereby approved, waste bins/bin storage facilities shall be provided as shown on the application plans, including the provision of a coded lock on the doors of the storage facility, and thereafter retained in accordance with the approved details.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

21. The approved landscaping of the site shown on Alban Landscape Planting Plan Dwg 19512.200 Rev A dated Dec 2019 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

22. Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present).

REASON: To protect the amenity of residents in the locality, in accordance with the Supplementary Design Guidance 2005.

23. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy prepared by Peregá and the Drainage Strategy prepared by Thomasons, reference C12885-ZZ-XX-C-0001-P3, issued June 2020 submitted in support of this application, and the following mitigation measures:

1. Limiting the surface water run-off generated by critical storm events to 2 l/s during the 1 in 100 year + 40% climate change event.

2. 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 170 m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in attenuation tank and permeable paving.

3. Discharge of surface water from the private network into the Thames Water public surface water network.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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 prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

24. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. This should be based on the Hertfordshire's Construction Management Template available from <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Management Plan.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan 2018.

25. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of

remediation must not commence until conditions (a) to (d) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) 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, • ecological systems, • archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include

all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that

demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

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 must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

(e) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON (common to all): 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.

26. Prior to commencement of the development hereby approved, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan as approved shall be implemented throughout the construction period.

REASON: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Hertfordshire Waste Core Strategy and Development Management Policies DPD 2012 and Policy R5 of the Welwyn Hatfield District Plan 2005.

27. Before any development on site is begun a scheme of physical tree protection measures to be installed shall have been submitted to and approved in writing by the Local Planning Authority. Once approved the tree protection measures shall be erected/installed before any demolition or construction works on site are begun and shall be retained in their positions for the duration of demolition/construction activity on site.

REASON: In order to protect trees and vegetation to be retained on site from construction activity/damage for the duration of works on the site in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the Policy SP12 of the emerging Welwyn and Hatfield Local Plan.

28. 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 that 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 subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Inclusion of silt traps for the protection of residual tanked elements.
3. Final detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times for attenuation features.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off-site in accordance with Policy R7 of the Welwyn Hatfield District plan and the National Planning Policy Framework.

29. Prior to any above ground development a scheme of parking enforcement measures/management for Broad Court (a Broad Court Parking Enforcement Strategy) shall have been submitted to and approved in writing by the local planning authority. The Strategy shall identify a management company/contact responsible for enforcing the parking strategy on Broad Court which shall include managing the risks of obstructive parking on the private road and clear maintenance of pedestrian access routes; the details of the enforcement regime and details of its implementation at all times to ensure clear access by

vehicles including those used for weekly refuse collections and emergency vehicles such as fire tenders.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

30. Prior to any above ground development, details identifying the location of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The electric car charging points shall be installed as approved prior to first occupation of the development and thereafter retained as part of the development.

REASON: To ensure that sufficient provision is made for the charging of electric cars, in accordance with Policy SADM 12 of the Draft Local Plan Proposed Submission August 2012.

31. 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 hereby granted have been submitted to and approved in writing by the Local Planning Authority. These details shall include bricks, mortar, stone detailing, roof tiles, windows and door finishes (including the car park access door) and balconies,. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

32. Prior to any above ground development a scheme of external lighting shall be submitted to the Local Planning Authority for its written approval. The external lighting scheme shall include vertical lux diagrams which show potential light trespass into windows of nearby residential properties. This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

REASON: To protect the amenity of residential occupiers in the near vicinity of the development in accordance with the objectives of Policies D1, D2 and R20 of the Welwyn Hatfield District Plan.

33. Prior to any above ground development a scheme of noise protection measures to protect the proposed occupiers of the development from noise due to traffic and the existing and proposed commercial/industrial businesses in the vicinity, shall be submitted to the Local Planning Authority for its written approval. The approved Noise protection measures scheme shall be implemented before any part of the accommodation hereby approved is occupied.



For traffic noise the scheme shall ensure that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS8233:2014.

For commercial/industrial noise the scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms are 10dB below the standards within BS 8233:2014 and L<sub>Amax</sub> levels are not to exceed 40dB internally with windows closed.

If opening windows raises the noise levels above those listed above, then mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975.

Alternative methods 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 and the ventilation rate for the system being substituted for those within Appendix P.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level.

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with the requirements of Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

34. Prior to any above ground development a scheme for the provision of refuse and recycling bins and including mini recycling centres to be provided in accordance with the standards specified in Welwyn and Hatfields' Recycling and Refuse Separation and Storage Planning Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate details of the number, volume and specification of each bin and all shall be installed and ready for use prior to the first occupation of any flat.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policy D1 of the Welwyn Hatfield District Plan 2005.

35. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure contrary to the objectives of Policy R7 of the Welwyn Hatfield District Plan 2005.

36. Prior to any above ground development a scheme of ecological/habitat/bio-diversity enhancement measures including but not limited to, bat and bird boxes incorporated into the building structure shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be incorporated into the development and installed before the first occupation of the site or in accordance with a timetable agreed with the Local Planning Authority.

REASON: In order to achieve net improvements in the ecological/biodiversity value of the site in accordance with the objectives of Policy R11 of the District Plan and emerging Local Plan Policy SADM16.

37. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (Ref- Figure1.2 1:500@A3 , Rev- A) in accordance with the highway specification as Set out in Roads in Hertfordshire. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure satisfactory access into the site and to avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

38. Prior to the first occupation of the development hereby permitted the existing vehicular access to Broadwater Road currently serving the site shall be permanently closed to vehicular traffic with vehicular, pedestrian and cyclist access to and egress from the adjoining highway limited to the access shown on drawing number (Ref- Figure1.2 1:500@A3, Rev- A) only. Any other vehicular accesses or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be submitted to and agreed in writing by the Local Planning Authority, concurrently with the bringing into use of the new access.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

39. Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 43m in each direction shall be provided in accordance with the details indicated on Figure-1.2 attached to the transport assessment produced by Yes Engineering Group and dated October 2019. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

REASON: In the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

40. Prior to the first occupation of the development hereby permitted cycle parking shall be provided as shown on the drawing, Ref- BR01-MCB-XX-B1-DR-A-0303 D5 Rev-P1.

REASON: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

41. Prior to the first occupation of the development hereby permitted the proposed parking and turning areas as shown on the drawing Ref- BR01-MCB-XX-B1-DR-A-0303 D5 Rev-P1 shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 2018 and Policy D1 of the Welwyn Hatfield District Plan 2005.

42. Prior to the first occupation of the development hereby permitted the photovoltaic installations shown on approved roof plan McBains Dwg no 0304 D5 rev P1 and dated September 2019 shall have been installed and shall be operational.

REASON: In order to ensure a high level of sustainable performance within the buildings and development hereby permitted and in accordance with Policy SD1 of the Welwyn Hatfield District Plan.

43. Prior to the first use/occupation of the development hereby approved, waste bins/bin storage facilities shall be provided as shown on the application plans, including the provision of a coded lock on the doors of the storage facility, and thereafter retained in accordance with the approved details.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

44. The approved landscaping of the site shown on Alban Landscape Planting Plan Dwg 19512.200 Rev A dated Dec 2019 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar

size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

45. Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present).

REASON: To protect the amenity of residents in the locality, in accordance with the Supplementary Design Guidance 2005.

46. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy prepared by Perega and the Drainage Strategy prepared by Thomasons, reference C12885-ZZ-XX-C-0001-P3, issued June 2020 submitted in support of this application, and the following mitigation measures:

1. Limiting the surface water run-off generated by critical storm events to 2 l/s during the 1 in 100 year + 40% climate change event.
2. 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 170 m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in attenuation tank and permeable paving.
3. Discharge of surface water from the private network into the Thames Water public surface water network.  
The mitigation measures shall be fully implemented prior to occupation and subsequently 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 prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

#### DRAWING NUMBERS

47. 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
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1263/1		Topographical Survey	29 November 2019
19512.200	A	Landscape Planting Plan - Alban Landscape	24 December 2019
0001	P1	Sustainable Drainage Strategy Plan	29 November 2019
BRW01- MCB-ZZ-03- DR-A-0302	P1	Proposed Third Floor	18 December 2019
BRW01- MCB-ZZ-03- DR-A-0307	P1	Proposed Fire Safety Third Floor	18 December 2019
BRW01- MCB-ZZ-03- DR-A-0303	P1	Proposed Basement Floor	18 December 2019
BRW01- MCB-ZZ-B1- DR-A-0308	P1	Proposed Fire Safety Basement Floor	18 December 2019
BRW01- MCB-ZZ-B1- DR-A-0312	P1	Proposed Fire Access Basement Floor	18 December 2019
BRW01- MCB-ZZ-03- DR-A-0300	P1	Proposed Ground Floor	18 December 2019
BRW01- MCB-ZZ-GF- DR-A-0305	P1	Proposed Fire Safety Ground Floor	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0309	P1	Refuse Strategy Plan	18 December 2019
BRW01- MCB-ZZ-GF- DR-A-0310	P1	Proposed Fire Access Ground Floor Plan	18 December 2019
BRW01- MCB-ZZ-03- DR-A-0304	P1	Proposed Roof	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0200	P1	Site Plan	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0201	P1	Site Location Plan	18 December 2019

BRW01- MCB-ZZ-03- DR-A-0301	P1	Proposed First & Second Floor	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0306	P1	Proposed Fire Safety First & Second Floor	18 December 2019
BRW01- MCB-ZZ-ZZ- 03-DR-A- 0311	P1	Proposed Fire Access First & Second Floor	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0400	P1	Sections AA & BB	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0401	P1	Sections CC & DDS	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0500	P1	Proposed West Elevations	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0501	P1	Proposed North Elevation	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0502	P1	Proposed East Elevation	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0503	P1	Proposed South Elevation	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0504	P1	Proposed North and West External Materials Elevations	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0505	P1	Proposed East and South External Materials Elevations	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0600	P1	Flat Type	18 December 2019
BRW01- MCB-ZZ-ZZ- DR-A-0601	P1	Flat Types	18 December 2019
BRW01- MCB-ZZ-ZZ-	P1	Proposed Window Detail	18 December 2019



DR-A-0602

BRW01- P1 Proposed Patio Door Detail 18 December 2019  
MCB-ZZ-ZZ-  
DR-A-0603

BRW01- P1 Proposed Entrance Door 18 December 2019  
MCB-ZZ-ZZ-  
DR-A-0604

19512.004 C Landscape Strategy Plan 18 December 2019

C12885-ZZ- P3 Drainage Strategy 16 June 2020  
XX-C-0001

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

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).

2. 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).

**Informative(s)**

1. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Further information can be found on Thames Water's website using the following link:

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-andpay-for-services/Wastewater-services>

2. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The

Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

3. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8.00am and 6.00pm on Mondays to Fridays 8.00am and 1.00pm Saturdays and at no time on Sundays and Bank Holidays

4. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions.

All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

All pile driving shall be carried out by a recognised noise reducing system.

Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material.

In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

Any emergency deviation from these conditions shall be notified to the Council without delay.

Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

Permissible noise levels are not specified at this stage.

All efforts shall be made to reduce dust generation to a minimum.

Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

4. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/highwaysroads-and-pavements.aspx> by telephoning 0300 1234047.

5. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/highwaysroads-and-pavements.aspx> or by telephoning 0300 1234047.

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roadsandpavements/highwaysroads-and-pavements.aspx> or by telephoning 0300 1234047.

6. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take a watching brief during construction for any chalk mines. Should evidence be found, expert advice from properly qualified experts should be sought, to ensure that the historic chalk mining activities in the area will not adversely affect the development. Details should be submitted to the Local Planning Authority for approval.

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*Chris Dale*

**Christopher Dale**  
**Head of Planning**



## **Town and Country Planning Act 1990**

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the 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](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@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk). Alternatively, there is a lot of useful advice contained on our website: [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.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.