

**Colin Haigh  
Head of Planning**

Reply To: address as below  
Direct Tel: 01707357000  
Email: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

Mr C Hurley  
19-21 Holywell Hill  
St Albans  
AL1 1EZ

22 April 2020

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Hurley,

**Application Reference:** 6/2020/0194/COND

**Proposed development at:** 37 Broadwater Road Welwyn Garden City AL7 3AX

**Proposal:** Submission of details pursuant to condition 1 (construction management plan), 2 (contamination report), 3 (materials), 4 (glazed balustrade/screen), 5 (noise assessment) and 6 (landscaping) on planning permission 6/2018/2387/MAJ

Thank you for your application requesting approval of the above details reserved by the above conditions.

**Condition 1**

I am pleased to confirm that the Construction Management Plan dated 6 April 2020 complies with the requirements of condition 1 and it is agreed.

**Condition 2**

The information submitted does not satisfy condition 2. The council's Environmental Health Officer has assessed your submitted information and states that the submitted report ref: 5608-GE001- Ground Investigation- shows that you will provide a covering layer of 600mm with a geotextile marker layer, which is suitable for the intended use. This covers part 1 of the main contamination report requirement, however, you will be required to provide a more detailed remediation scheme to cover part 2 of the condition.

You will need to make a new application for our assessment to show compliance with condition 2.

**Condition 3**

I am pleased to confirm that the materials as detailed in your submission and received by the Council on the 27 January 2020 are acceptable. The submission

complies with the requirements of condition 3 and it is agreed.

**Condition 4**

I am pleased to confirm that drawing 1583-250- Balcony Details, drawing 1583-251- Proposed elevations and drawing 5608-2072 P1 are sufficient to comply with the requirements of condition 4 and are agreed.

It is noted that the Noise Assessment Report dated November 2019 is sufficient to comply with the requirements of condition 4, but may need to be updated to show compliance with condition 5 as detailed below.

**Condition 5**

The information submitted does not satisfy condition 5. The council's Environmental Health Officer has assessed your submitted information and states that because you have deviated from the ventilation rates as required by condition 5 you will need to supply a SAP assessment which shows that the properties will not overheat during the summer months. This will need to be conducted with the windows closed and the proposed system operating. This should also be carried out as a realistic scenario and not with the curtains drawn the whole time. You are proposing a rate of 29 litres per second whilst the Noise Insulation Regulations requires a rate of 37 litres per second against a back pressure of 10 newtons per square metre.

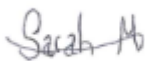
You will need to make a new application for our assessment to show compliance with condition 5.

**Condition 6**

I am pleased to confirm that drawing 687.16.1C complies with the requirements of condition 6 and it is agreed.

Should you require any clarification regarding the contents of this letter, please contact me at [s.madyausiku@welhat.gov.uk](mailto:s.madyausiku@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,



Mrs Sarah Madyausiku  
Development Management Officer