

Development Management

Welwyn Hatfield Borough Council

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**WELWYN
HATFIELD**

Application to determine if prior approval is required for a proposed: Demolition of Buildings.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 11, Class B

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

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="HP2 4XH"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Proposed Demolition Works

Please describe the building(s) to be demolished

The building is a redundant office building (class use B1), built in the 1970s, over 5/6 floors with associated car parking at the rear

Please state the reasons why demolition needs to take place

The site has a resolution to grant planning permission subject to a s106 agreement, including demolition, under planning ref: 6/2019/3024/MAJ. However a pre-commencement condition (no. 2) under this permission requires a detailed contamination report along with a remediation strategy. We are unable to carry this out without demolishing the building first.

Please describe the proposed method of demolition

Initially a soft strip of the building would be carried out to remove any furnishings, floorings, door frames etc and then the building would be demolished using a 360degree excavator with either a rotating pulveriser or rotating excavator grapple to take the building down in stages. A full method statement of demolition will be provided by the demolition contractor once appointed.

How and where would spoil/rubble be disposed of?

The demolition contractor will be required to remove all spoil and rubble and dispose of in the correct manner

Please provide details of the proposed restoration of the site

The proposed works are details within the planning application ref 6/2019/3024/MAJ which will provide 128 flats with associated parking

When do you expect the works to commence (date must be post application submission)?

10/05/2021

When do you expect the works to be completed (date must be post application submission)?

16/07/2021

Are there any public Rights of Way within the site or immediately adjoining the site

Yes No

Is redevelopment or rebuilding proposed at a later date?

Yes No

Does the proposal involve the felling or pruning of any tree(s)?

Yes No

5. 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?

5. Site Visit

- The agent
- The applicant
- Other person

6. Pre-application Advice

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

Yes No

7. 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)

19/03/2021