

To: Miss Vanessa Gordon
Woods Hardwick Planning Ltd
Fort Dunlop
Fort Parkway
Birmingham
B24 9FD

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 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: Miss Vanessa Gordon

Application No: 6/2022/0824/RM

Date of Approval: 8 November 2022

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 2 years from the date hereof to: -

Development: Application for reserved matters in respect of appearance, landscaping, layout and scale following outline planning permission 6/2020/2248/OUTLINE

At Location: Roundhouse Farm, Land off Bullens Green Lane Colney Heath

Applicant: Taylor Wimpey South Midlands

Application Date: 5 April 2022

In accordance with the conditions listed below: -

1. Notwithstanding the submitted details, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings and garages hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials.

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.

2. Notwithstanding the submitted Boundary & Surfacing Treatment Plan (drawing no: 19057-1003 Rev D), prior to the commencement of any works on the road surfacing in the site, a revised Boundary & Surfacing Treatment Plan providing correct details of the proposed hard surfacing treatment across the site must be submitted to and approved in writing by the Local planning Authority. The development must be carried out in accordance with the approved details.

REASON: There is a discrepancy between the colours in the key and the plan in the submitted Boundary & Surface Treatment Plan. In the interest of high-quality design, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

3. Prior to first occupation of the development, measures to prevent car parking within the fire appliance turning heads must be submitted to and approved in

writing by the Local Planning Authority. The fire turning heads are shown on the submitted Fire Tracking and Parking Plan (drawing no: 19057-1004 Rev E). The approved measures must be implemented prior to first occupation of the development and retained permanently thereafter.

REASON: To ensure that access for a fire appliance and to create a safe place, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

4. The visitor spaces, as shown on the submitted Fire Tracking and Parking Plan (drawing no: 19057-1004 Rev E), must be demarcated and assigned for such purpose prior to first occupation of the development or in phases agreed by the Local Planning Authority. The visitor spaces must then be retained for that purpose only.

REASON: In the interest of retaining acceptable provision of visitor parking, in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance Parking Standards 2004, Interim Policy for Car Parking Standards and Garage Sizes 2014, and the National Planning Policy Framework.

5. The on-plot garages denoting a car parking space within, as shown on the submitted Fire Tracking and Parking Plan (drawing no: 19057-1004 Rev E), must be constructed prior to first occupation of each respective dwelling, and retained thereafter for this purpose.

REASON: In the interest of retaining acceptable provision of resident parking, in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance Parking Standards 2004, Interim Policy for Car Parking Standards and Garage Sizes 2014, and the National Planning Policy Framework.

6. The soft landscaping hereby approved (09569-FPCR-XX-XX-DR-L-0001 Issue P06; 09569-FPCR-XX-XX-DR-L-0002 Issue P06; 09569-FPCR-XX-XX-DR-L-0003 Issue P05; 09569-FPCR-XX-XX-DR-L-0004 Issue P05; 09569-FPCR-XX-XX-DR-L-0005 Issue P05; 09569-FPCR-XX-XX-DR-L-0006 Issue P05; 09569-FPCR-XX-XX-DR-L-0007 Issue P05) must be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: 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.

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.

7. The development must be carried out in accordance with the submitted Landscape and Ecological Management Plan & Onsite Biodiversity Compensation Scheme (by FPCR Environment and Design Ltd, October 2022)

REASON: To ensure the long-term management and maintenance of the approved public open space 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.

8. The development must be carried out in accordance with the submitted Arboricultural Method Statement (by FPCR Environment and Design Ltd, August 2022).

REASON: To protect retained trees and in the interest of the visual amenity of the site and area, in accordance with Policies D2, D8 and R17 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

9. Notwithstanding the submitted elevations, any upper floor window located in a wall forming a side elevation of a dwelling hereby approved which faces a side elevation/rear garden of an adjoining plot must be obscure glazed to a level equivalent to Pilkington Level 3 or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and must be retained in that form thereafter. Obscure glazing does not include applied film or one-way glass.

REASON: To protect the living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

10. 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
09569-FPCR-XX-XX-DR-L-0008	P01	Landscape Elevations	24 August 2022
09569-FPCR-XX-XX-DR-L-0009	P02	Illustrative Landscape Plan	24 August 2022
GTC-E-SS-0012_R2-1_1_of_1		Substation Plans and Elevations	24 August 2022

D 3		Pump Station Layout	24 August 2022
19057-1001	D	Proposed Site Layout	7 November 2022
19057-1002	D	Materials Treatment Layout	7 November 2022
19057-1003	D	Boundary & Surface Treatment Plan	7 November 2022
19057-1005	D	Refuse Management Plan	7 November 2022
19057-1006	D	Affordable Tenure Plan	7 November 2022
19057-1007	D	Self Build Plot Location Plan	7 November 2022
19057-1008	D	LPA Boundary Plan	7 November 2022
09569-FPCR-XX-XX-DR-L-0002	P06	POS Landscape Proposals (Sheet 2 of 2)	7 November 2022
19057-1004	E	Fire Tracking & Parking Plan	7 November 2022
19057-100	A	House Type EMA33 (Private) Floor Plans	24 August 2022
19057-101	A	House Type EMA41 (Private) Floor Plans	24 August 2022
19057-102	A	House Type EMA46 (Private) Floor Plans	24 August 2022
19057-103	A	House Type NA51 (Private) Floor Plans	24 August 2022
19057-104	A	House Type NB50 (Private) Floor Plans	24 August 2022
19057-150.1	A	House Type EMA33 (Private) Elevations (Brick)	24 August 2022
19057-150.2	A	House Type EMA33 (Private) Elevations (Render)	24 August 2022
19057-151.1	A	House Type EMA41 (Private) Elevations (Brick)	24 August 2022
19057-151.2	A	House Type EMA41 (Private) Elevations (Render)	24 August 2022
19057-152.1	A	House Type EMA46 (Private) Elevations (Brick)	24 August 2022
19057-152.2	A	House Type EMA46 (Private) Elevations (Render)	24 August 2022
19057-153.1	A	House Type NA51 (Private)	24 August 2022

		Elevations (Render)	
19057-153.2	A	House Type NA51 (Private) Elevations (Brick)	24 August 2022
19057-154.1	A	House Type NB50 (Private) Elevations (Render)	24 August 2022
19057-154.2	A	House Type NB50 (Private) Elevations (Brick)	24 August 2022
10957-107.2	A	House Type EMAP22 (Affordable) Floor Plans (Terrace)	24 August 2022
19507-108.2	A	House Type EMAP32 (Affordable) Floor Plans (Terrace)	24 August 2022
10957-109	A	House Type EMAP41 (Affordable) Floor Plans	24 August 2022
10957-110		Apartment Block A, B, C & D Floor Plans (Affordable)	24 August 2022
10957-157.1	A	House Type EMAP22 (Affordable) Elevations (Semi-Detached - Brick)	24 August 2022
10957-157.3	A	House Type EMAP22 (Affordable) Elevations (Terrace)	24 August 2022
10957-158.1	A	House Type EMAP32 (Affordable) Elevations (Semi-detached - Brick)	24 August 2022
10957-158.3	A	House Type EMAP32 (Affordable) Elevations (Terrace)	24 August 2022
10957-159	A	House Type EMAP41 (Affordable) Floor Plans	24 August 2022
10957-160.1	A	Apartment Blocks A, B & D Elevations (Brick)	24 August 2022
10957-160.2	A	Apartment Block C Elevations (Render)	24 August 2022
10957-105	A	House Type NT41 (Self- Build) Floor Plans	24 August 2022
10957-106	A	House Type PA42 (Self- Build) Floor Plans	24 August 2022

10957-155	A	House Type NT41 (Self-Build) Elevations	24 August 2022
10957-156	A	House Type PA42 (Self-Build) Elevations	24 August 2022
10957-201	A	Ancillary Building Single Garage Type	24 August 2022
10957-203	A	Ancillary Building Twin Garage Type	24 August 2022
10957-204	A	Ancillary Building Double Garage Type	24 August 2022
10957-205	A	Ancillary Building Sales Garage	24 August 2022
19057-210		Ancillary Building Bin/Cycle Store (Block A)	24 August 2022
18770-FELL-5-SK003	B	Levels & Drainage Strategy	11 October 2022
18770-FELL-5-SK004	D	Flood Exceedance Plan	11 October 2022
18770-FELL-5-SK005	C	Pond Details Plan	11 October 2022
18770-FELL-5-SK006	A	Pump Station Elevation Plan	11 October 2022
18870-FELL-5-SK007	B	Visibility Splay	11 October 2022
100343-JLD-RMA-DR-1300	P03	Outline Lighting Layout	11 October 2022
10957-107.1	B	House Type EMAP22 (Affordable Floor Plans) Semi-Detached	11 October 2022
19057-108.1	B	House Type EMAP32 (Affordable) Floor Plans (Semi-Detached)	11 October 2022
19057-111		House Type EMA34 (Private) Floor Plans	11 October 2022
19057-112		House Type EMA42 (Private) Floor Plans	11 October 2022
10957-158.2	B	House Type EMAP32 (Affordable) Elevations	11 October 2022

		(Semi-Detached - Render)	
19057-161.1		House Type EMA34 (Private) Elevations (Brick)	11 October 2022
19057-161.2		House Type EMA34 (Private) Elevations (Render)	11 October 2022
19057-162.1		House Type EMA42 (Private) Elevations (Brick)	11 October 2022
19057-162.2		House Type EMA42 (Private) Elevations (Render)	11 October 2022
09569-FPCR-XX-XX-DR-L-0001	P06	POS Landscape Proposals (Sheet 1 of 2)	13 October 2022
09569-FPCR-XX-XX-DR-L-0003	P05	On-Plot Landscape Proposals (Sheet 1 of 5)	13 October 2022
09569-FPCR-XX-XX-DR-L-0004	P05	On-Plot Landscape Proposals (Sheet 2 of 5)	13 October 2022
09569-FPCR-XX-XX-DR-L-0005	P05	On-Plot Landscape Proposals (Sheet 3 of 5)	13 October 2022
09569-FPCR-XX-XX-DR-L-0006	P05	On-Plot Landscape Proposals (Sheet 4 of 5)	13 October 2022
09569-FPCR-XX-XX-DR-L-0007	P05	On-Plot Landscape Proposals (Sheet 5 of 5)	13 October 2022
19057-1008	B	Street Scenes	13 October 2022

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).

Informative(s)

1. This permission 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 or legal interest (easements or wayleaves) which may affect the land.
2. 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.
3. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

4. The development will involve the numbering of properties and/or the naming of new streets. The applicant **MUST** contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.



Chris Carter
Assistant Director (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 within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. •
- If 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;
 - a minor commercial 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;
 - an application for advertisement consent, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice;
 - works in respect to a tree preservation order application, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice;
 - a lawful development certificate, there is no time restriction.
- For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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.
- 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

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

Hertfordshire Building Control
Hertsmere Civic Offices
Elstree Way
Borehamwood
Hertfordshire
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HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
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HERTFORDSHIRE
BUILDING CONTROL





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. Alternatively, there is a lot of useful advice contained on our website: 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.